

STATE OF ILLINOIS
DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION
DIVISION OF BANKING

IN THE MATTER OF:)	
)	No. 2005-MBR-27-b
Renaissance Mortgage Corp.)	
License No. MB.0006714)	
Attn.: Mary E. Blanchard)	
1229 W. Randolph Street, 2 nd Floor)	
Chicago, IL 60607)	

CONSENT ORDER

The Department of Financial and Professional Regulation, Division of Banking, of the State of Illinois (hereinafter referred to as the “Department”) and Renaissance Mortgage Corp. (hereinafter referred to as “Renaissance”) hereby enter into this Consent Order (hereinafter referred to as the “Consent Order”) and stipulate, admit and agree to the following:

STIPULATIONS AND ADMISSIONS

The Department and Renaissance stipulate as to the following circumstances concluding in this Consent Order. On May 20, 2005, the Department issued Order No. 2005-MBR-27 suspending Renaissance’s residential mortgage license number MB.0006714. Renaissance filed a timely request for administrative hearing upon receipt of said disciplinary order and submitted additional financial documentation for purposes of proving to the Department that it was in compliance with the minimum net worth requirement of the Residential Mortgage License Act (the “Act”) [205 ILCS 635] and the rules promulgated thereunder (the “Rules”) [38 Ill. Adm. Code 1050]. Upon review, the Department refused to accept this additional financial documentation as meeting the standards of the Act and Rules. An administrative pre-hearing was held on October 27, 2005 with Renaissance and the Department and

an agreed order was issued whereby Renaissance was to provide by November 30, 2005 a reconciliation of shareholders' equity through September 30, 2005, the Department was to issue renewal of Renaissance's license subject to the pending appeal, and for a status call to be held December 14, 2005. At the status call on December 14, 2005, Renaissance agreed to provide further owners' financial information, including details of contributions made to the company. It was further agreed that Renaissance would provide its audit for 2005 as a draft with notes by the end of February 2006 and with the final signed document in March 2006. Renaissance subsequently requested, and received the Department's approval, to extend the submission of its 2005 audit due to delays experienced with the certified public accountant. Renaissance submitted its 2005 audit to the Department on or around June 19, 2006. The Department's review of the 2005 audit concluded that Renaissance had failed to maintain minimum net worth at all times as required by the Act and Rules. Renaissance hereby admits that, although the owners made efforts from time to time to infuse capital into the company, it failed to maintain minimum net worth as so required by the Act and Rules. Renaissance has now informed the Department that it intends to not apply for renewal of its license, and instead will submit a license surrender request with required documentation and wind-down of licensable activities to the Department.

TERMS AND CONDITIONS

WHEREFORE, the Department and Renaissance agree as follows:

- I. Department rescinds Order No. 2005-MBR-27.
- II. Department will accept Renaissance's tender of surrender of License No. MB.0006714, provided that Renaissance complies fully with the Department's surrender guideline.
- III. The principal owners of Renaissance during the period of non-compliance with minimum net worth, herein identified as Mary Ellen Blanchard, Peter Demiel, and Kevin Lavoy (hereinafter referred to as the "Owners"), as a condition for the Department to process the

surrender of said license in good standing and to remove the suspension in Order No. 2005-MBR-27 agree to accept any Department conditions verifying the continuous maintenance of minimum net worth upon the event that any of the Owners, individually or collectively, apply to be an owner of an Illinois residential mortgage license for a period of two (2) years commencing from the date of this Consent Order. This condition shall not apply to the Owners' registration as loan originators or to any other non-ownership participation in an Illinois residential mortgage licensee.

- IV. Renaissance agrees to dismiss its petition for hearing and administrative review of Order No. 2005-MBR-27 and waives any right to re-file its petition, or file any petition or other appeal of said orders or of this Consent Order. Renaissance acknowledges that it has been represented by legal counsel in negotiating this Consent Order, and that it willingly enters into this Consent Order, upon advice of counsel, and after full review, evaluation, and consideration and with full knowledge of its rights under the Act and Illinois Administrative Procedure Act.
- V. The Department enters into the Consent Order for the purpose of imposing measures that are fair and equitable in the circumstances and that are consistent with the best interests of the people of the State of Illinois.
- VI. The Consent Order shall become effective upon all the parties hereinafter designated signing and dating the Consent Order and on the date that the last of those designated for the Department sign and date the Consent Order.

The foregoing Consent Order is approved in full.

Renaissance Mortgage Corp.

By _____ date: _____

Mary Ellen Blanchard

By _____ date: _____

Peter Demiel

By _____ date: _____

Kevin LaVoy

Department of Financial and Professional Regulation,
Division of Banking,
Of the State of Illinois
Dean Martinez, Secretary
D. Lorenzo Padron, Director

By _____ date: December 27, 2006

Reynold M. Benjamin
Assistant Director
Division of Banking, Bureau of Residential Finance

By _____ date: December 29, 2006

Mike Lyons
Hearing Officer