

**IN THE MATTER OF:**

**HOME FREEDOM PARTNERS, LLC d/b/a  
HOME FREEDOM CAPITAL a/k/a HOME  
FREEDOM CAPITAL, LLC,**

**HOME FREEDOM PARTNERS LLC d/b/a  
HOME FREEDOM CAPITAL a/k/a HOME  
FREEDOM CAPITAL, LLC,**

**BRIAN L. LEE,**

**RANDALL E. SANDMANN,**

**SID REICH, and**

**KATHY ANN WOOD**

Respondents.

**BEFORE THE MARYLAND**

**COMMISSIONER OF**

**FINANCIAL REGULATION**

Case No.: CFR-EU-2009-093

**FINAL ORDER TO CEASE AND DESIST**

**WHEREAS**, the Commissioner of Financial Regulation (the “Commissioner”) conducted an investigation into the credit services business activities of Home Freedom Partners, LLC d/b/a Home Freedom Capital a/k/a Home Freedom Capital, LLC, Home Freedom Partners LLC d/b/a Home Freedom Capital a/k/a Home Freedom Capital, LLC, Brian L. Lee, Randall E. Sandmann, Sid Reich, and Kathy Ann Wood (collectively the “Respondents”); and

**WHEREAS**, as a result of that investigation, the Deputy Commissioner of Financial Regulation (the “Deputy Commissioner”) found evidence to support that Respondents have engaged in acts or practices constituting a violation of a law, regulation, rule or order over which the Commissioner has jurisdiction, namely that Respondents have violated various provisions of the Annotated Code of Maryland, including Commercial Law Article (“CL”), Title14, Subtitle

19, (the Maryland Credit Services Businesses Act, hereinafter “MCSBA”), and Financial Institutions Article (“FI”), Title 11, Subtitles 2 and 3; and

**WHEREAS**, the Deputy Commissioner issued a Summary Order to Cease and Desist (the “Summary Order”) against Respondents on September 2, 2010, after determining that Respondents were in violation of the aforementioned provisions of Maryland law, and that it was in the public interest that Respondents cease and desist from engaging in credit services business activities with Maryland residents, homeowners and/or consumers (hereinafter “Maryland consumers”), including directly or indirectly offering, contracting to provide, or otherwise engaging in, loan modification, loss mitigation, or similar services related to residential real property (hereinafter “loan modification services”); and

**WHEREAS**, the Summary Order notified Respondents of, among other things, the following: that Respondents were entitled to a hearing before the Commissioner to determine whether the Summary Order should be vacated, modified, or entered as a final order of the Commissioner; that the Summary Order would be entered as a final order if Respondents did not request a hearing within 15 days of the receipt of the Summary Order; and that as a result of a hearing, or of Respondents’ failure to request a hearing, the Commissioner may, in the Commissioner’s discretion and in addition to taking any other action authorized by law, enter an order making the Summary Order final, issue penalty orders against Respondents, issue orders requiring Respondents to pay restitution and other money to consumers, as well as take other actions related to Respondents’ business activities; and

**WHEREAS**, the Summary Order was properly served on Respondents via First Class U.S. Mail and Certified U.S. Mail; and

**WHEREAS**, Respondents failed to request a hearing on the Summary Order within the fifteen (15) day period set forth in FI § 2-115(a)(2) and have not filed a request for a hearing as of the date of this Final Order to Cease and Desist (this “Final Order”); and

**WHEREAS**, the Commissioner has based her decision in this Final Order on the following determinations:

1. The MCSBA defines “*credit services business*” at CL § 14-1901(e); this provision provides, in part, as follows:

(1) “Credit services business” means any person who, with respect to the extension of credit by others, sells, provides, or performs, or represents that such person can or will sell, provide, or perform, any of the following services in return for the payment of money or other valuable consideration:

(i) Improving a consumer’s credit record, history, or rating or establishing a new credit file or record;

(ii) Obtaining an extension of credit for a consumer; or

(iii) Providing advice or assistance to a consumer with regard to either subparagraph (i) or (ii) of this paragraph.

Additionally, CL § 14-1901(f) defines “*extension of credit*” as “the right to defer payment of debt or to incur debt and defer its payment, offered or granted primarily for personal, family, or household purposes.”

2. The activities of persons engaged in the business of offering or providing loan modification services customarily include obtaining extensions of credit for consumers, namely obtaining forbearance or other deferrals of payment on consumers’ mortgage loans. This includes any offered services intended as part of the loan modification process, or which are represented to consumers to be necessary for participating in a loan modification program. Under certain circumstances, loan modification services may involve improving a consumer’s credit record, history, or rating or establishing a new credit file or record. Therefore, unless

otherwise exempt, pursuant to CL §§ 14-1901(e), 14-1903(a), and 14-1901(f), persons engaged in the business of offering or providing residential loan modification services, which include offering or providing extensions of credit to consumers, fall under the statutory definition of “credit services businesses,” and are thereby subject to the licensing, investigatory, enforcement, and penalty provisions of the MCSBA.

3. The following relevant and credible evidence, obtained pursuant to the Commissioner’s investigation, was considered in the issuance of the Summary Order: Respondent’s advertising and marketing materials; Respondents’ standard documents for providing loan modification services for Maryland consumers; communications between Respondents and the Commissioner; communications between Respondents and Maryland consumers; statements by Maryland consumers who had entered into loan modification agreements with Respondents but for whom Respondents failed to obtain or even attempt to obtain a loan modification for the consumers; and the Commissioner’s licensing records. More particularly, this evidence supports the following findings:

a. Respondent Home Freedom Partners, LLC is a New Jersey business entity with principal offices located at 3 East Stow Road, Suite 280, Marlton, New Jersey. Home Freedom Partners, LLC was a registered foreign limited liability company with the State of Maryland from July 8, 2008 thru November 16, 2009. Home Freedom Partners, LLC engages in business activities with Maryland consumers involving Maryland residential real property.

b. Respondent Home Freedom Partners LLC is a New Jersey business entity with principal offices located at 3 East Stow Road, , Suite 280, Marlton, New Jersey. Home Freedom Partners LLC engages in business activities with Maryland consumers involving

Maryland residential real property, although it is not a registered business entity in the State of Maryland.

c. Home Freedom Capital a/k/a Home Freedom Capital, LLC is the registered trade name for Home Freedom Partners, LLC.

d. Respondents Brian L. Lee, Randall E. Sandmann, Sid Reich, Kathy Ann Wood, and Desiree V. Rile engage in business activities with Maryland consumers involving Maryland residential real property. Brian L. Lee, Randall E. Sandmann, Sid Reich, and Kathy Ann Wood are the owners, directors, officers, managers, employees and/or agents of Home Freedom Partners, LLC, Home Freedom Partners LLC, and/or Home Freedom Capital a/k/a Home Freedom Capital, LLC.

e. Respondents advertised and marketed to Maryland consumers that Respondents could obtain loan modifications for homeowners on their residential mortgages. Further, Respondents entered into agreements to provide loan modification services, which included obtaining extensions of credit as defined by the MCSBA, for Maryland consumers on their residential mortgage loans.

f. In July 2009, ~~Ralph Powell and Freida E. Powell~~ (collectively "Consumer A") entered into a loan modification agreement with Respondents. Consumer A paid approximately \$1,400 in up-front fees to Respondents in exchange for which Respondents represented that they would be able to obtain a loan modification for Consumer A. Although Respondents collected \$1,400 in up-front fees, Respondents never obtained a loan modification for Consumer A.

g. Christopher Goebel, Esquire, contracted with Respondents as a third party vendor/subcontractor to provide loan modification services as part of the loan modification

process. Mr. Goebel provided loan modification services for Consumer A. Respondents paid \$600 out of the \$1,400 in up-front fees collected from Consumer A to Mr. Goebel for such services. In addition, Consumer A requested a refund of the \$600 up-front fees collected by Mr. Goebel, and Mr. Goebel refunded such funds to Consumer A.

h. During the course of the investigation, on or about April 6, 2009, the Commissioner served a subpoena on Respondents ordering them to produce all documents in their control in any way related to their loan modification services provided to Maryland consumers by April 24, 2009. On or about April 29, 2009, in response to that subpoena a box of consumer loan modification files were supplied to the Commissioner.

i. After a review of the loan modification files supplied by the Respondents in response to the April 3<sup>rd</sup> subpoena, the Commissioner's investigation revealed, in part, the following:

(i). That there were eleven (11) files provided by the Respondents. *See* "Exhibit A" attached hereto;

(ii). That all eleven (11) loan modification files provided for up-front fees in the loan modification services contracts and that Respondents collected up-front fees on many of these agreements. *See* "Exhibit A" attached hereto;

(iii). That a typical loan modification file included the following documents: a "Home Freedom Capital Working Agreement" (the "Agreement"), a "Notice to the Homeowner", an "Authorization for Payment" sheet, a checklist, a "Borrowers Financial Statement" sheet, and a "Third Party Authorization and Agreement to Release." The Agreement provides, in part, that, "[i]n the event that the Homeowner is not presented with a modification or

a short sale or repayment plan, then HOMEFREEDOM CAPITAL will refund the entire amount to the Homeowner, less a \$35.00 processing fee”;

(iv). That Respondents were successful in obtaining loan modifications for two (2) Maryland consumers. *See* “Exhibit A” attached hereto;

(v). That Respondents provided a refund of the up-front fees to one (1) Maryland consumer. *See* “Exhibit A” attached hereto; and

(vi). That Consumer A’s loan modification file was not produced by the Respondents to the Commissioner. Accordingly, Respondents have failed to fully comply with the April 3<sup>rd</sup> subpoena, and thus are in violation of FI § 2-114.

j. Respondents engaged in willful conduct which was intended to deceive and defraud Maryland consumers, as referenced above, which demonstrated a complete lack of good faith and fair dealings by Respondents, and which breached any duties that Respondents owed to these consumers. Such conduct included, but was not limited to, the following:

(i). Respondents failed to perform those loan modification services for Maryland consumers that they promised to provide and for which they had collected up-front fees;

(ii). Respondents refused to return telephone calls and e-mail communications from Maryland consumers once they became concerned that Respondents had done nothing to obtain loan modifications on their behalf; and

(iii). Finally, Respondents refused to provide refunds to these Maryland consumers when refunds were due for lack of service.

4. In the present matter, Respondents are subject to the MCSBA, including its prohibition on engaging in credit services business activities without first being licensed under

the MCSBA. *See* CL § 14-1902(1) (“[a] credit services business, its employees, and independent contractors who sell or attempt to sell the services of a credit services business shall not: (1) [r]eceive any money or other valuable consideration from the consumer, unless the credit services business has secured from the Commissioner a license under Title 11, Subtitle 3 of the Financial Institutions Article. . . .”); CL §14-1903(b) (“[a] credit services business is required to be licensed under this subtitle and is subject to the licensing, investigatory, enforcement, and penalty provisions of this subtitle and Title 11, Subtitle 3 of the Financial Institutions Article”); FI § 11-302(b) (“[u]nless the person is licensed by the Commissioner, a person may not: . . . (3) [e]ngage in the business of a credit services business as defined under Title 14, Subtitle 19 of the Commercial Law Article”); and FI § 11-303 (“[a] license under this subtitle shall be applied for and issued in accordance with, and is subject to, the licensing and investigatory provisions of Subtitle 2 of this title, the Maryland Consumer Loan Law – Licensing Provisions”).

5. According to the Commissioner’s records, at no time relevant to the facts set forth in the Summary Order of September 2, 2010, or in the present Final Order, have the Respondents been licensed by the Commissioner under the MCSBA.

6. Respondents have engaged in credit services business activities without having the requisite license by advertising that they could provide loan modification services as described above, and by entering into contractual agreements with Maryland consumers to provide such services. Respondents’ unlicensed loan modification activities thus constitute violations of CL § 14-1902(1), CL §14-1903(b), FI § 11-302, and FI § 11-303, thereby subjecting Respondents to the penalty provisions of the MCSBA.

7. Additionally, by collecting up-front fees prior to fully and completely performing all services on behalf of consumers, Respondents violated CL § 14-1902(6) of the MCSBA (“[a]



credit services business, its employees, and independent contractors who sell or attempt to sell the services of a credit services business shall not: . . . (6) [c]harge or receive any money or other valuable consideration prior to full and complete performance of the services that the credit services business has agreed to perform for or on behalf of the consumer”).

8. Further, although Respondents made representations that they would obtain beneficial loan modifications for Maryland homeowners, the Commissioner’s investigation supports a finding that Respondents never obtained the promised loan modifications for most of these consumers; as such, Respondents violated CL § 14-1902(4) (“[a] credit services business, its employees, and independent contractors who sell or attempt to sell the services of a credit services business shall not: . . . (4) [m]ake or use any false or misleading representations in the offer or sale of the services of a credit services business”).

9. Respondents further violated the MCSBA through the following: in their loan modification advertisements, they failed to clearly and conspicuously state their license number under the MCSBA or their exemption, in violation of CL § 14-1903.1; they failed to obtain the requisite surety bonds, in violation of to CL §§ 14-1908 and 14-1909; they failed to provide consumers with the requisite information statements, in violation of CL §§ 14-1904 and 14-1905; and Respondents failed to include all of the requisite contractual terms in their agreements with consumers as required under CL § 14-1906.

10. By failing to obtain beneficial loan modifications for Maryland consumers which Respondents had agreed to provide, Respondents breached their contracts with Maryland consumers and/or breached the obligations arising under those contracts. Such breaches constitute *per se* violations of the MCSBA pursuant to CL § 14-1907(a) (“[a]ny breach by a

credit services business of a contract under this subtitle, or of any obligation arising under it, shall constitute a violation of this subtitle”).

11. As the contracts between Respondents and consumers failed to comply with the specific requirements imposed by the MCSBA (as discussed above), all loan modification contracts between Respondents and Maryland consumers are void and unenforceable as against the public policy of the State of Maryland pursuant to CL § 14-1907(b) (“[a]ny contract for services from a credit services business that does not comply with the applicable provisions of this subtitle shall be void and unenforceable as contrary to the public policy of this State”).

12. The MCSBA prohibits fraud and deceptive business practices at CL § 14-1902(5), which provides as follows:

[a] credit services business, its employees, and independent contractors who sell or attempt to sell the services of a credit services business shall not: . . . (5) [e]ngage, directly or indirectly, in any act, practice, or course of business which operates as a fraud or deception on any person in connection with the offer or sale of the services of a credit services business.

13. CL § 14-1912 discusses liability for failing to comply with the MCSBA, providing as follows:

(a) *Willful noncompliance.*— Any credit services business which willfully fails to comply with any requirement imposed under this subtitle with respect to any consumer is liable to that consumer in an amount equal to the sum of:

(1) Any actual damages sustained by the consumer as a result of the failure;

(2) A monetary award equal to 3 times the total amount collected from the consumer, as ordered by the Commissioner;

(3) Such amount of punitive damages as the court may allow; and

(4) In the case of any successful action to enforce any liability under this section, the costs of the action together with reasonable attorney's fees as determined by the court.

(b) *Negligent noncompliance.*— Any credit services business which is negligent in failing to comply with any requirement imposed under this subtitle with respect to any consumer is liable to that consumer in an amount equal to the sum of:

(1) Any actual damages sustained by the consumer as a result of the failure; and

(2) In the case of any successful action to enforce any liability under this section, the cost of the action together with reasonable attorney's fees as determined by the court.

14. Respondents engaged, directly or indirectly, in acts, practices, or other activities which operated as a fraud or deception on persons in connection with the offer or sale of the services of a credit services business, and thereby violated CL § 14-1902(5); Respondents' fraudulent and deceptive conduct included the following: they failed to perform those loan modification services for Maryland consumers which they promised to provide and for which they had collected up-front fees; Respondents concealed information when contacted by Maryland consumers who had already entered into loan modification agreements with Respondents by misrepresenting the progress of the consumers' loan modifications; Respondents failed to return telephonic and electronic communications from Maryland consumers once those consumers became concerned that Respondents had done nothing to obtain a loan modification on their behalf; and Respondents refused to provide refunds to Maryland consumers when such refunds were due for lack of service.

**NOW, THEREFORE,** having determined that Respondents waived their right to a hearing in this matter by failing to request a hearing within the time period specified in the Summary Order, and pursuant CL §§ 14-1902, 14-1907, 14-1912, and FI § 2-115(b), it is by the Maryland Commissioner of Financial Regulation, hereby

**ORDERED** that the Summary Order issued by the Deputy Commissioner against Respondents on September 2, 2010, is entered as a final order of the Commissioner as modified

herein, and that Respondents shall permanently **CEASE** and **DESIST** from engaging in credit services business activities with Maryland consumers, including contracting to provide, or otherwise engaging in, loan modification, loss mitigation, or similar services with Maryland consumers; and it is further

**ORDERED** that, pursuant to FI § 2-115(b), and upon careful consideration of (i) the seriousness of the Respondents’ violations; (ii) the lack of good faith of Respondents, (iii) the history and ongoing nature of Respondents’ violations; and (iv) the deleterious effect of Respondents’ violations on the public and on the credit services businesses and mortgage industries, Respondents shall pay to the Commissioner a total civil money penalty in the amount of **TWENTY-FIVE THOUSAND DOLLARS (\$25,000)**, which consists of the following:

<i>Prohibited Activity and Violation</i>	<b>Penalty per Violation</b>	<b>x Number of Violations</b>	<b>= Penalty</b>
<i>Unlicensed Activity in Violation of MCSBA</i>	\$1,000	12 Md. Consumers	\$12,000
<i>Charging Up-Front Fees in Violation of MCSBA</i>	\$1,000	12 Md. Consumers	\$12,000
<i>Failure to Comply with Subpoena in Violation of FI § 2-114</i>	\$1,000	1 Failure to comply	\$ 1,000
		<b>TOTAL</b>	<b>\$25,000</b>

And it is further,

**ORDERED** that Respondents shall pay to the Commissioner, by cashier’s or certified check made payable to the “Commissioner of Financial Regulation,” the amount of \$25,000 within fifteen (15) days from the date of this Final Order; and it is further

**ORDERED** that, pursuant to CL § 14-1907(b), all loan modification agreements which Respondents entered into with Maryland consumers described herein, are void and unenforceable as contrary to the public policy of the State of Maryland; and it is further

**ORDERED** that, pursuant to CL §§ 14-1902, 14-1907, and 14-1912, Respondents shall pay restitution to each Maryland consumer with whom Respondents entered into loan modification agreements and collected up-front fees; and thus Respondents shall pay restitution of \$2,100 to Naomi Gallon and Reinaldo Gallon, \$3,000 to [REDACTED], \$2,395 to [REDACTED], \$2,300 to [REDACTED], \$1,995 to [REDACTED], \$1,495 to [REDACTED], \$500 to [REDACTED], and \$1,795 to [REDACTED] with whom Respondents entered into loan modification agreements, with the total amount of restitution owed to these consumers equaling **FIFTEEN THOUSAND FIVE HUNDRED AND EIGHTY DOLLARS (\$15,580)**; and that with respect to certain Maryland consumers described herein, Respondents' activities constituted willful noncompliance with the MCSBA, and pursuant to CL § 14-1912(a) Respondents shall pay restitution to the following Maryland consumers in an amount equal to three times the amount collected from these consumers, and thus Respondents shall pay restitution of \$2,400 to Consumer A, with whom Respondents entered into a loan modification agreement, with the total amount of restitution owed to this consumer equaling **TWO THOUSAND FOUR HUNDRED DOLLARS (\$2,400)** (consisting of the \$1,400 up-front fee collected from Consumer A minus \$600 refunded to Consumer A, multiplied by three); and it is further

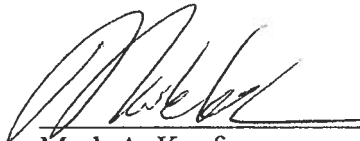
**ORDERED** that Respondents shall pay the required restitution to those consumers described herein within 30 days of this Final Order being signed. Respondents shall make payment by mailing to each consumer a check in the amount specified above via U.S. First Class

Mail at the most recent address of that consumer known to the Respondents. If the mailing of a payment is returned as undeliverable by the U.S. Postal Service, Respondents shall promptly notify the Commissioner in writing for further instruction as to the means of the making of said payment. Upon the making of the required payments, the Respondents shall furnish evidence of having made the payments to the Commissioner within ninety (90) days of this Final Order being signed, which evidence shall consist of a copy of the front and back of the cancelled check for each payment; and it is further

**ORDERED** that Respondents shall send all correspondence, notices, civil penalties and other required submissions to the Commissioner at the following address: Commissioner of Financial Regulation, 500 North Calvert Street, Suite 402, Baltimore, Maryland 21202, Attn: Proceedings Administrator.

**MARYLAND COMMISSIONER OF  
FINANCIAL REGULATION**

11/7/12  
Date

  
\_\_\_\_\_  
Mark A. Kaufman  
Commissioner of Financial Regulation

# EXHIBIT A

## HomeFreedom Partners, LLC – Loan Modification Services<sup>1</sup>

Case No.: CFR-EU-2009-093

	NAME	CONTRACT DATE	CONTRACT FEE	FEE COLLECTED	STATUS
1.	[REDACTED]	1/22/2009	\$2,100.00	\$2,100.00	Information not provided
2.	[REDACTED]	3/5/2009	\$3,000.00	\$3,000.00	Information not provided
3.	[REDACTED]	2/5/2009	\$3,515.00	\$1,500.00	Successful Loan Mod.
4.	[REDACTED]	3/10/2009	\$2,395.00	\$2,395.00	Information not provided
5.	[REDACTED]	1/27/2009	\$2,500.00	\$2,500.00	Successful Loan Mod.
6.	[REDACTED]	3/14/2009	\$1,000.00	\$2,300.00	Information not provided
7.	[REDACTED]	3/10/2009	\$1,995.00	\$1,995.00	Information not provided
8.	[REDACTED]	3/13/2009	\$1,495.00	\$1,495.00	Information not provided
9.	[REDACTED]	2/2/2009	\$1,500.00	\$900.00	Refund Provided
10.	[REDACTED]	1/27/2009	\$500.00	\$500.00	Information not provided
11.	[REDACTED]	2/17/2009	\$1,795.00	\$1,795.00	Information not provided
	<b>TOTAL</b>		<b>\$21,795.00</b>	<b>\$20,480.00</b>	

<sup>1</sup> Information in this table was gathered from the loan modification files supplied by Respondents in response to the April 3, 2010 subpoena and the investigation of the Commissioner into this matter.