
IN THE MATTER OF:
GUARANTY HOME MORTGAGE
CORPORATION
NMLS # 135462

("Respondent")

NOTICE OF AUTOMATIC SUSPENSION
TEMPORARY ORDER TO CEASE AND
DESIST
NOTICE OF INTENT TO REVOKE
MORTGAGE LENDER LICENSES
NOTICE OF INTENT TO ISSUE ORDER
TO CEASE AND DESIST

AND
NOTICE OF RIGHT TO HEARING

I. LEGAL AUTHORITY AND JURISDICTION

1. The Banking Commissioner ("Commissioner") is charged with the administration of Part I of Chapter 668, Sections 36a-485 to 36a-534b, inclusive, of the Connecticut General Statutes, "Mortgage Lenders, Correspondent Lenders, Brokers and Loan Originators".

2. Pursuant to the authority granted by Section 36a-17 of the Connecticut General Statutes, the Commissioner, through the Consumer Credit Division ("Division") of the Department of Banking ("Department"), has investigated the activities of Respondent to determine if it meets the minimum standards for licensure.

3. Section 36a-492 of the Connecticut General Statutes, as amended by Public Act 23-126, requires that a mortgage lender licensee maintain a bond that runs concurrently with the period of the license for its main office.

4. The Commissioner has reason to believe that as of September 30, 2023, Respondent failed to have a bond in place as required by Section 36a-492 of the Connecticut General Statutes in effect at such time.

5. As a result, the Commissioner finds that the public welfare requires immediate action to issue a temporary order to cease and desist against Respondent from violating Section 36a-492 of the Connecticut General Statutes in effect at such time, pursuant to Section 36a-52(b) of the Connecticut General Statutes.

6. As a result, the Commissioner finds that sufficient grounds exist for the automatic suspension of Respondent's mortgage lender licenses in Connecticut effective September 30, 2023, and to revoke Respondent's mortgage lender licenses in Connecticut pursuant to Sections 36a-492(c), 36a-494(a)(1) and 36a-494(a)(1)(C) of the Connecticut General Statutes and subsections (a) and (b) of Section 36a-51 of the Connecticut General Statutes, and forms a basis to issue an order to cease and desist pursuant to Sections 36a-494(b) and 36a-52(a) of the Connecticut General Statutes.

II. MATTERS ASSERTED

7. Respondent is a Tennessee corporation with a main office at 3200 Park Drive, Suite 110, Nashville, Tennessee. ("Main Office"), and a branch office at 102 Mary Alice Park Road, Suite 504, Cumming, Georgia, Branch ID # 1841133 ("Branch Office").

8. Respondent is presently licensed by the Commissioner through the Nationwide Multistate Licensing System and Registry to engage in the business of a mortgage lender in Connecticut, from the Main Office and Branch Office locations.

9. On August 30, 2023, the Commissioner received notice from The Cincinnati Insurance Company that surety bond number 6774531, issued on behalf of Respondent with respect to its mortgage lender licenses for its Main Office and Branch Office locations, would be cancelled effective September 30, 2023.

10. On September 25, 2023, pursuant to Section 4-182(c) of the Connecticut General Statutes, the Division informed Respondent by electronic mail of the notice of cancellation and provided Respondent an opportunity to show compliance with all lawful requirements for the retention of its mortgage lender licenses in Connecticut.

11. Respondent failed to file with the Commissioner a letter of reinstatement, submit a new bond, or request surrender of its licenses in Connecticut. As a result, the Commissioner automatically suspended Respondent's licenses to engage in the business of a mortgage lender in Connecticut from the Main Office and Branch Office locations effective September 30, 2023.

III. STATUTORY BASIS FOR REVOCATION OF MORTGAGE LENDER LICENSES AND ORDER TO CEASE AND DESIST

12. Respondent's failure to maintain a surety bond that runs concurrently with the period of its mortgage lender licenses, as more fully described in paragraphs 7 through 11, inclusive, constitutes sufficient grounds for the Commissioner to deny an application for such license under Section 36a-489(a) of the Connecticut General Statutes and constitutes sufficient grounds for the Commissioner to revoke Respondent's licenses to engage in the business of a mortgage lender in Connecticut from its main office and branch office pursuant to Sections 36a-492(c), 36a-494(a)(1) and 36a-494(a)(1)(C) of the Connecticut General Statutes and subsections (a) and (b) of Section 36a-51 of the Connecticut General Statutes, and forms a basis to issue an order to cease and desist pursuant to Sections 36a-494(b) and 36a-52(a) of the Connecticut General Statutes.

IV. FINDING AND STATUTORY BASIS FOR TEMPORARY ORDER TO CEASE AND DESIST

The Commissioner finds that the public welfare requires immediate action to issue a temporary order requiring Respondent to cease and desist from violating Section 36a-492 of the Connecticut General Statutes, as amended by Public Act 23-126, pursuant to Section 36a-52(b) of the Connecticut General Statutes, in that due to Respondent's failure to maintain its surety bond, any borrower or prospective borrower who may be damaged by the failure of Respondent or any mortgage loan originator who may be covered by such bond to perform any written agreements or commitments, or by the wrongful conversion of funds paid by a borrower or prospective borrower to Respondent or any mortgage loan originator who may be covered by such bond, will not be able to proceed on such surety bond to recover damages.

V. NOTICE OF AUTOMATIC SUSPENSION, TEMPORARY ORDER TO CEASE AND DESIST, NOTICE OF INTENT TO REVOKE MORTGAGE LENDER LICENSES, NOTICE OF INTENT TO ISSUE ORDER TO CEASE AND DESIST, AND NOTICE OF RIGHT TO HEARING

WHEREAS, Respondent's failure to maintain a surety bond that runs concurrently with the period of the license for its Main Office constitutes sufficient grounds for the Commissioner to revoke its licenses to engage in the business of a mortgage lender in Connecticut from its Main Office and Branch Office, pursuant to Sections 36a-494(a)(1) and 36a-494(a)(1)(C) of the Connecticut General Statutes and subsections (a) and (b) of Section 36a-51 of the Connecticut General Statutes and forms a basis to issue an order to cease and desist against Respondent pursuant to Sections 36a-494(b) and 36a-52(a) of the Connecticut General Statutes;

AND WHEREAS, the Commissioner has made the finding required under Section 36a-52(b) of the Connecticut General Statutes.

NOW THEREFORE, pursuant to the authority granted in Section 36a-492(c) of the Connecticut General Statutes, the Commissioner gives **NOTICE** that on September 30, 2023, the licenses of Guaranty Home Mortgage Corporation to engage in the business of a mortgage lender in Connecticut from 3200 Park Drive, Suite 110, Nashville, Tennessee, and 102 Mary Alice Park Road, Suite 504, Cumming, Georgia, were **AUTOMATICALLY SUSPENDED** pending proceedings for revocation.

THE COMMISSIONER ORDERS, pursuant to the authority granted in Section 36a-52(b) of the Connecticut General Statutes, that Guaranty Home Mortgage Corporation immediately **CEASE AND DESIST** from violating Section 36a-492 of the Connecticut General Statutes, as amended by Public Act 23-126. This Temporary Order to Cease and Desist shall become effective upon receipt by Guaranty Home Mortgage Corporation, and, unless set aside or modified by a court, shall remain in effect until the effective date of a permanent order to dismiss the matters asserted in this Temporary Order to Cease and Desist.

FURTHER, notice is hereby given to Respondent that the Commissioner intends to **REVOKE** Respondent's licenses to engage in the business of a mortgage lender in Connecticut from the Main

Office and Branch Office and to issue an order requiring Respondent to **CEASE AND DESIST** from violating Section 36a-492 of the Connecticut General Statutes, as amended by Public Act 23-126, subject to Respondent's right to a hearing on the allegation set forth above.

A hearing will be granted to Respondent if a written request for a hearing is received by the Department of Banking, Consumer Credit Division, 260 Constitution Plaza, Hartford, Connecticut 06103-1800 or submitted by e-mail to DOB.hearingsupport@ct.gov within fourteen (14) days following Respondent's receipt of this Notice of Automatic Suspension, Temporary Order to Cease and Desist, Notice of Intent to Revoke Mortgage Lender Licenses, Notice of Intent to Issue Order to Cease and Desist, and Notice of Right to Hearing as set forth in subsections (a) and (b) of Section 36a-51 of the Connecticut General Statutes and Section 36a-52(a) of the Connecticut General Statutes. This Notice of Automatic Suspension, Temporary Order to Cease and Desist, Notice of Intent to Revoke Mortgage Lender Licenses, Notice of Intent to Issue Order to Cease and Desist, and Notice of Right to Hearing shall be deemed received on the earlier of the date of actual receipt, or seven (7) days after mailing or sending. To request a hearing, complete and return the enclosed Appearance and Request for Hearing Form to one of the above-referenced addresses. If Respondent will not be represented by an attorney at the hearing, please complete the Appearance and Request for Hearing Form as "pro se".

If a hearing is requested, it will be held in person at the Department's offices. Once a written request for a hearing is received, the Commissioner may issue a notification of hearing and designation of hearing officer that acknowledges receipt of a request for a hearing, designates a hearing officer and sets the date of the hearing in accordance with Section 4-177 of the Connecticut General Statutes and Section 36a-1-21 of the Regulations of Connecticut State Agencies. At the discretion of the Hearing Officer, for good cause shown, the Hearing Officer may approve requests for remote participation in the hearing by a Respondent, witness, or attorney. If a hearing is requested, the hearing will be held on March 6, 2024, at 10 a.m.

If a hearing is requested, it will be held in accordance with the provisions of Chapter 54 of the Connecticut General Statutes, unless Respondent fails to appear at the requested hearing. At such hearing, Respondent will have the right to appear and present evidence, rebuttal evidence and argument on all issues of fact and law to be considered by the Commissioner. Any Remote participation in a hearing will be held in accordance with Section 1-225a of the Connecticut General Statutes, and the Remote Hearing Guidelines available on the Department's website at <https://portal.ct.gov/dob>.

If Respondent does not request a hearing within the time prescribed or fails to appear at any such hearing, the allegation herein will be deemed admitted. Accordingly, the Commissioner will issue an order revoking Respondent's licenses to engage in the business of a mortgage lender in Connecticut from 3200 Park Drive, Suite 110, Nashville, Tennessee, and 102 Mary Alice Park Road, Suite 504, Cumming, Georgia and issue an order that Respondent cease and desist from violating Section 36a-492 of the Connecticut General Statutes, as amended by Public Act 23-126.

So ordered at Hartford, Connecticut,
this 8th day of January 2024.

/s/

Jorge L. Perez
Banking Commissioner

CERTIFICATION

I hereby certify that on this 9th day of January 2024, the foregoing Notice of Automatic Suspension, Temporary Order to Cease and Desist, Notice of Intent to Revoke Mortgage Lender Licenses, Notice of Intent to Issue Order to Cease and Desist, and Notice of Right to Hearing was sent by certified mail, return receipt requested, to Guaranty Home Mortgage Corporation, Attention: Lisa Gates, SVP, Licensing & Regulatory Affairs, 3200 Park Drive, Suite 110, Nashville, Tennessee 37203, Certified Mail No. 70191640000015847719; and via electronic mail to Guaranty Home Mortgage Corporation, Attention: Lisa Gates, SVP, Licensing & Regulatory Affairs, who is designated as the primary contact in the employee fields on the Nationwide Multistate Licensing System and Registry, at the electronic address provided therein.

/s/ _____
Janay Carter
Paralegal