
*
IN THE MATTER OF: *
*
HO JIN LIM *
NMLS # 1197908 *
*
(“Lim”) *
*

CONSENT ORDER

WHEREAS, the Banking Commissioner (“Commissioner”) is charged with 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”, as amended;

WHEREAS, Lim was licensed as a mortgage loan originator in Connecticut from February 26, 2018 to January 1, 2026, and, at all times relevant hereto, was sponsored by Bay-Valley Mortgage Group d/b/a Bay-Valley Mortgage Group, Inc. d/b/a Pacific Bay Lending Group d/b/a Valley View Home Loans (NMLS # 192103) (“Bay-Valley”). Bay-Valley is a California corporation with a main office at 15030 La Mirada Boulevard, La Mirada, California;

WHEREAS, the Commissioner, through the Consumer Credit Division (“Division”) of the Department of Banking, conducted an investigation into the activities of Lim, pursuant to Section 36a-17 of the Connecticut General Statutes, to determine if he had violated, was violating or was about to violate the provisions of the Connecticut General Statutes within the jurisdiction of the Commissioner (“Investigation”);

WHEREAS, the Investigation was initiated after findings by the State Regulatory Registry LLC (“SRR”) that Lim violated the Nationwide Multistate Licensing System and Registry (“NMLS”) Rules of Conduct for Education Students;

WHEREAS, as a result of the Investigation, the Commissioner is unable to find that (1) Lim has demonstrated the requisite character and general fitness such as to command the confidence of the community and to warrant a determination that Lim will operate honestly, fairly and efficiently within the purposes of Sections 36a-485 to 36a-498e, inclusive, 36a-498h, 36a-534a and 36a-534b of the Connecticut General Statutes, as required pursuant to Section 36a-489(b)(1)(C) of the Connecticut General Statutes; and (2) Lim has met the minimum standards of continued licensure pursuant to Section 36a-489(b)(2)(A) of the Connecticut General Statutes;

WHEREAS, the Commissioner believes that such allegations against Lim, constitute sufficient grounds for the Commissioner to deny an application for a mortgage loan originator and, in turn, would support initiation of enforcement proceedings against Lim, including, without limitation, proceedings to issue an order revoking Respondent's license to act as a mortgage loan originator in Connecticut pursuant to Section 36a-494(a)(2) of the Connecticut General Statutes and subsections (a) and (b) of Section 36a-51 of the Connecticut General Statutes, as amended by Public Act 25-115;

WHEREAS, initiation of such enforcement proceedings would constitute a "contested case" within the meaning of Section 4-166(4) of the Connecticut General Statutes. Section 4-177(c) of the Connecticut General Statutes and Section 36a-1-55(a) of the Regulations of Connecticut State Agencies provide that a contested case may be resolved by consent order, unless precluded by law;

WHEREAS, the Commissioner and Lim acknowledge the possible consequences of formal administrative proceedings, and Lim voluntarily agrees to consent to the entry of the sanctions imposed below without admitting or denying any allegations as set forth herein, and solely for the purpose of obviating the need for formal administrative proceedings concerning the allegations set forth herein;

WHEREAS, Lim represents that he has ceased acting as a mortgage loan originator in Connecticut;

WHEREAS, the Commissioner and Lim now desire to resolve the matters set forth herein;

WHEREAS, Lim specifically assures the Commissioner that the violations alleged herein shall not occur in the future;

WHEREAS, Lim acknowledges that he has had the opportunity to consult with and be represented by independent counsel in negotiating and reviewing this Consent Order and execute this Consent Order freely;

WHEREAS, Lim acknowledges that this Consent Order is a public record and is a reportable event for purposes of the regulatory disclosure questions on NMLS, as applicable;

AND WHEREAS, Lim, through the execution of this Consent Order, voluntarily agrees to waive his procedural rights, including a right to a notice and an opportunity for a hearing as it pertains to the allegations set forth herein, and voluntarily waives its right to seek judicial review or otherwise challenge or contest the validity of this Consent Order.

CONSENT TO ENTRY OF SANCTIONS

WHEREAS, Lim through the execution of this Consent Order, consents to the Commissioner's entry of a Consent Order imposing the following sanction:

For a period of five (5) years commencing the date this Consent Order is issued by the Commissioner, Ho Jin Lim, NMLS # 1197908, shall be **BARRED** from acting, directly or indirectly, as a mortgage loan originator in Connecticut.

CONSENT ORDER

NOW THEREFORE, the Commissioner enters the following:

1. The Sanction set forth above be and are hereby entered;
2. Upon issuance of this Consent Order by the Commissioner, this matter will be resolved and the Commissioner will not take any future enforcement action against Lim based upon the allegations contained herein; provided that issuance of this Consent Order is without prejudice to the right of the Commissioner to take enforcement action against Ho Jin Lim based upon a violation of this Consent Order or the matters underlying its entry, if the Commissioner determines that compliance with the terms herein is not being observed or if any representation made by Lim and reflected herein is subsequently discovered to be untrue;
3. This Consent Order shall be binding upon Lim and his successors and assigns; and
4. This Consent Order shall become final when issued.

Issued at Hartford, Connecticut
this 25th day of March 2026.

/s/

Jorge L. Perez
Banking Commissioner

I, Ho Jin Lim, state that I have read the foregoing Consent Order; that I know and fully understand its contents; that I agree freely and without threat or coercion of any kind to comply with the sanctions entered and terms and conditions ordered herein; and that I voluntarily agree to enter into this Consent Order, expressly waiving the procedural rights set forth herein as to the matters described herein.

By: /s/
Name: Ho Jin Lim

State of: California

County of: Los Angeles

On this 23 day of March 2026, before me, Joo Suk Lee, the undersigned officer, personally appeared Ho Jin Lim, known to me (or satisfactorily proven) to be the person whose name is subscribed within the instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

/s/
Notary Public
Date Commission Expires: July 11, 2027