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DIVISION OF REAL ESTATE
DEPARTMENT OF COMMERCE
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APR 22 2010

UTAH STATE DIVISION
OF REAL ESTATE

BEFORE THE UTAH RESIDENTIAL MORTGAGE REGULATORY COMMISSION

In the Matter of the License
of Patrick Steven Perko to act as a
Principal Lending Manager

STIPULATION & ORDER

CASE NO. 49155

The Real Estate Division of the Department of Commerce of the State of Utah (the Division), by and through its Director of Enforcement, Dee Johnson and Patrick Steven Perko (Respondent), a licensed Principal Lending Manager hereby stipulates and agrees as follows:

STIPULATION

1. Respondent is a licensee of the Division, licensed as a Principal Lending Manager, holding License No. 5499989-PLM0.
2. Respondent admits the jurisdiction of the Utah Residential Mortgage Regulatory Commission (the Commission) over Respondent and over the subject matter of this action.
3. Respondent specifically waives the right to confront adverse witnesses and the right to a hearing pursuant to Utah Code Annotated Section 61-2-1, et seq., (2005 as amended) and the rules promulgated there under.
4. The Division and the Respondent recognize and agree that this Stipulation alone shall not be binding upon the Commission or the Director of the Division of Real Estate (Director). If the Commission or the Director do not concur in the disciplinary

action proposed herein, this Stipulation shall be null and void and a hearing shall be scheduled for this matter; and the Respondent waives any claim of bias or prejudice which the Respondent might otherwise have with regard to the Commission and Director by virtue of the Commission and the Director having reviewed this Stipulation, and this waiver shall survive any such nullification.

5. Respondent acknowledges that when this Stipulation is presented to the Commission and Director, the Commission and the Director may ask the Division investigative staff questions about the facts underlying this Stipulation or about the terms of this Stipulation. Respondent agrees that the investigative staff may answer such questions. Respondent will have the right to be present when the Stipulation is presented and to address the Commission and the Director about this Stipulation or the facts underlying it. If the Respondent desires to be present to address the Commission and Director, the Respondent may contact Renda Christensen at the Division by calling (801) 530-6750 for information about the date, time and place of the meeting at which this Stipulation will be presented to the Commission and the Director.

6. If the Commission or the Director do not concur in the disciplinary action proposed herein, and this Stipulation becomes null and void, Respondent waives any claim of bias or prejudice that the Respondent might otherwise have with regard to the Commission and the Director by virtue of the Commission and the Director having heard any such statement made by investigative staff or any statement made by Respondent, and this waiver shall survive any such nullification of this Stipulation.

7. Respondent acknowledges that upon approval by the Commission and the Director, this Stipulation shall be made a part of the attached final Order, and shall be the final compromise and settlement of this matter.

8. Respondent affirms that the Respondent enters into this Stipulation voluntarily, and the only promises or understandings the Respondent has obtained from

the Division, or any member, officer, agent or representative of the Division, regarding this Stipulation are contained herein.

9. That Respondent admitted that he signed a business partner's signature on loan documents. Respondent maintains that the business partner knew and agreed that the Respondent had permission to sign in behalf of the business partner.

10. The State of Utah filed 8 criminal charges for forgery against the Respondent, 7 of the 8 charges were dismissed with the Respondent pleading guilty to one charge of forgery.

11. Respondent admits that the above acts and practices constitute violations of Utah Code Annotated Section 61-2c-301. Specifically, Respondent admits that the Respondent has violated:

61-2c-301(1)(d) do any of the following to induce a lender to extend credit as part of a residential mortgage loan transaction: (i) make a false statement or representation; (ii) cause false documents to be generated; or (iii) knowingly permit false information to be submitted by any party.

61-2c-301(1)(l) engage in an act or omission in transacting the business of residential mortgage loans that constitute dishonesty, fraud, or misrepresentation.

12. Respondent acknowledges that the Respondent has been informed of the Respondent's right to be represented by legal counsel and that if the Respondent has waived this right, the Respondent has either sought the advice of an attorney or has voluntarily chosen not to do so.

13. As full settlement of all the issues raised in this Stipulation, Respondent agrees as follows:

- a. Respondent, Patrick Steven Perko, agrees to the revocation of Respondent's Principal Lending Manager license.
- b. Respondent understands and acknowledges that the revocation of Respondent's Principal Lending Managers license will result in a permanent loss

of Respondent's mortgage license and that Respondent will never be able to obtain a mortgage license of any type in the future.

14. This document and all other documents incorporated herein by reference constitute the entire agreement between the parties herein and supersedes and cancels any and all prior negotiations, representations, understandings, or agreements between the parties. There are no verbal agreements which modify, interpret, construe, or affect this agreement.

15. Respondent acknowledges that this Stipulation and Order, once adopted, will be classified as a public document and may be issued to the public upon request. Respondent acknowledges that the Division may inform other state and federal agencies of the action taken on the Respondent's license and the contents of this Stipulation and Order.

DATED this 20 day of APRIL, 2010.


Patrick Steven Perko
RESPONDENT

DATED this 22ND day of APRIL, 2010.


Dee Johnson
DIRECTOR OF ENFORCEMENT
DIVISION OF REAL ESTATE

ORDER

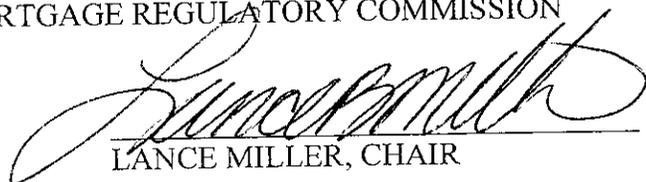
The Commission and the Director approve and adopt the foregoing stipulation of the parties. Based upon the foregoing Stipulation and for good cause appearing, the Commission and the Director order as follows, effective on the date of this Order:

In lieu of the filing of a complaint and the holding of a hearing, the Respondent agrees:

1. Respondent, Patrick Steven Perko, agrees to the revocation of Respondent's Principal Lending Manager license.
2. Respondent understands and acknowledges that the revocation of Respondent's Principal Lending Managers license will result in a permanent loss of Respondent's mortgage license and that Respondent will never be able to obtain a mortgage license of any type in the future.

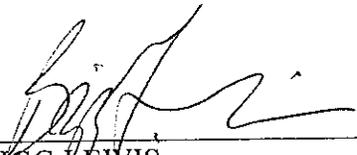
DATED this 5 day of May, 2010.

UTAH RESIDENTIAL MORTGAGE REGULATORY COMMISSION


LANCE MILLER, CHAIR


MARALEE JENSEN, VICE CHAIR

Absent
RODNEY "BUTCH" DAILEY



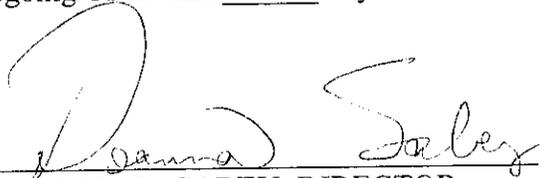
BRIGG LEWIS



HOLLY CHRISTENSEN

The undersigned concurs with the foregoing Order this 5th day of

May, 2010.



DEANNA D. SABEY, DIRECTOR
DIVISION OF REAL ESTATE