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7 Department of Business Oversight
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11 Attorneys for Complainant

12 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT
13 OF THE STATE OF CALIFORNIA

14 In the Matter of THE COMMISSIONER OF) File Nos.: 413-0944
15 BUSINESS OVERSIGHT,)
16 Complainant,) ORDER TO DISCONTINUE VIOLATIONS
17 vs.) PURSUANT TO CALIFORNIA FINANCIAL
18 SIRVA MORTGAGE, INC.,) CODE SECTION 50321
19 Respondent.)
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21 TO: SIRVA MORTGAGE, INC.
22 6022 Oak Tree Boulevard, Suite 300
23 Independence, Ohio 44131

24 The Commissioner of Business Oversight finds that:

25 Sirva Mortgage, Inc. has (i) commingled trust funds with its own funds and deposited trust
26 funds into an account that was not designated as a “trust account” in violation of Financial Code
27 section 50202, subdivisions (a) and (b); (ii) charged borrowers interest on loans for a period in
28 excess of one day prior to the disbursement of loan proceeds in at least 26 loans in violation of
Financial Code sections 50204(o); (iii) failed to maintain books and records that would enable the

1 Commissioner to determine whether appraisal fees were charged properly in violation of Financial
2 Code section 50314; (iv) overcharged title insurance fees in violation of Financial Code section
3 50204, subdivisions (c) and (i) and California Code of Regulations, title 10, section 1950.314.4(j)(6);
4 and engaged in unlicensed servicing activities in violation of Financial Code section 50002.

5 NOW, BASED ON THE FOREGOING, AND GOOD CAUSE APPEARING, it is hereby
6 ORDERED under the provisions of California Financial Code section 50321, that Sirva Mortgage,
7 Inc. immediately discontinue the violations set forth above.

8 Dated: October 14, 2014
9 Los Angeles, CA

JAN LYNN OWEN
Commissioner of Business Oversight

11 By _____
12 Mary Ann Smith
13 Deputy Commissioner
14 Enforcement Division
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