

STATE OF NEBRASKA
Department of Banking & Finance

IN THE MATTER OF:)
)
PHH Home Loans, LLC,)
d/b/a Cartus Home Loans,) **CONSENT ORDER**
1 Mortgage Way, 3rd Floor,)
Mount Laurel, New Jersey)

COMES NOW the Nebraska Department of Banking and Finance (“DEPARTMENT”), by and through its Director, pursuant to its authority under the Residential Mortgage Licensing Act, Neb. Rev. Stat. § 45-701 to 45-754 (Reissue 2010; LB 75, 2011).

On May 10, 2011, the DEPARTMENT issued an Order to Show Cause directed to PHH Home Loans, LLC, d/b/a Cartus Home Loans, 1 Mortgage Way, 3rd Floor, Mount Laurel, New Jersey, NMLS#4256 (“PHH”).

In resolution of the matters set forth in the Order to Show Cause the DEPARTMENT and PHH enter into the following Consent Order (“Order”):

NOW THEREFORE, the parties to this Order agree as follows:

CONSENT ORDER

Stipulations: In connection with this Order, PHH and the Director stipulate to the following:

1. The DEPARTMENT has jurisdiction as to all matters herein.
2. An Order should be entered in this matter, which shall resolve all matters raised by the Order to Show Cause as such matters relate to PHH.

3. Such Order shall be in lieu of other proceedings by the DEPARTMENT, except as specifically referenced in this Order.

PHH further represents as follows:

1. PHH is aware of the right to a hearing on these matters at which it may be represented by counsel, present evidence, and cross examine witnesses. The right to such a hearing, and any related appeal, is irrevocably waived.

2. PHH is acting free from any duress or coercion of any kind or nature.

3. PHH neither admits nor denies the Findings of Fact and Conclusions of Law contained in the Order to Show Cause and consents to entry of this Order by the DEPARTMENT as settlement of the issues contained in the Order to Show Cause.

IT IS THEREFORE CONSIDERED, ORDERED, and ADJUDGED that:

1. Within ten (10) days after the effective date of this Order, PHH shall pay an assessment of twenty-five thousand dollars (\$25,000.00).

2. Within ten (10) days after the effective date of this Order, PHH shall pay the investigation costs of the DEPARTMENT in the amount of five thousand dollars (\$5,000.00).

3. The total amount of the assessment, twenty-five thousand dollars (\$25,000.00), plus the total amount of investigation costs, five thousand dollars (\$5,000.00), shall be payable in check or money order in the amount of thirty thousand dollars (\$30,000.00) to the DEPARTMENT.

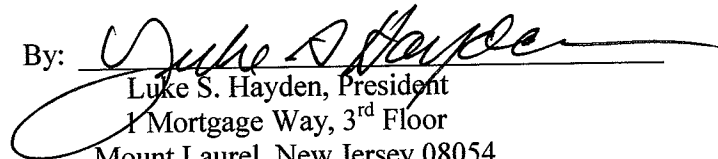
4. Within five (5) business days after receipt of the assessment and costs from PHH, the DEPARTMENT will issue an Order vacating the Order to Show Cause.

5. The effective date of this Order will be the date of the Director's signature.

DATED this 29th day of September, 2011.

PHH HOME LOANS, LLC

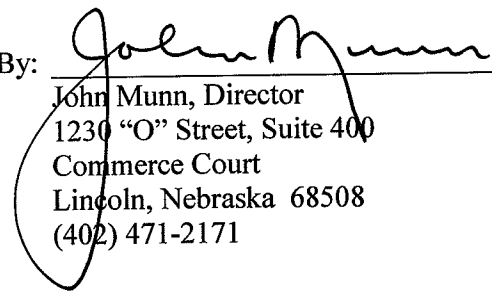
By: _____


Luke S. Hayden, President
1 Mortgage Way, 3rd Floor
Mount Laurel, New Jersey 08054

DATED this 3rd day of ~~September~~ October, 2011.

STATE OF NEBRASKA
DEPARTMENT OF BANKING AND FINANCE

By: _____


John Munn, Director
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Commerce Court
Lincoln, Nebraska 68508
(402) 471-2171