

STATE OF ALASKA
DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT
DIVISION OF BANKING AND SECURITIES

In the matter of:)
Nadine Estelle Winters)
NMLS #AK1486674)
Respondent.)
ORDER NO: 22-71-C
ORDER IMPOSING CIVIL PENALTIES
AND
CONSENT TO ORDER

The Department of Commerce, Community, and Economic Development, Division of Banking and Securities (“Department”) has conducted an examination of the business activities of Nadine Winters (“Respondent”) and has determined that Respondent violated certain provisions of AS 06.60 et seq. (the Alaska Secure and Fair Enforcement for Mortgage Licensing Act of 2010 – the “Alaska SAFE Act”).

Respondent agrees that the Department has jurisdiction over Respondent and this matter pursuant to the Alaska SAFE Act.

Respondent wishes to resolve and settle this matter with the Department. As evidenced by the authorized signature on this Order, Respondent consents to the entry of this Order imposing a civil penalty based on the Conclusions of Law and Order. Respondent waives her right to a hearing under AS 44.62 et seq. (the Alaska Administrative Procedure Act) and the Alaska SAFE Act.

I. FINDINGS OF FACT

1. Respondent is a mortgage loan originator (“MLO”) and was originally licensed as a

1 MLO and sponsored by Fairbanks Neighborhood Housing Services (“FNHS”) on August 15,
2 2018. Respondent was issued unique identifier #AK1486674 in the Nationwide Multi-State
3 Licensing System (“Registry or NMLS”). Respondent is also a control person and the
4 Executive Director of FNHS.

5 2. FNHS is an Alaska nonprofit corporation, entity number 45428D, with its principal
6 place of business located at 1427 Gilliam Way, Fairbanks, Alaska 99701. On September 2,
7 2010, the Department issued an Alaska Mortgage Broker/Lender license to FNHS in the
8 Registry. Respondent’s unique identifier is AK266203.

9 3. In October 2020, the Department conducted an examination of FNHS and the
10 transactions originated by its MLOs from January 1, 2019 to June 30, 2020. The Department
11 noted Respondent completed transactions during a period when her Alaska Mortgage Loan
12 Originator’s License was classified as “Terminated – Failed to Renew” status from January 1,
13 2019 to March 4, 2019 (63 days).

14 4. On December 4, 2020, the Department issued a Report of Examination (“Report”) to
15 FNHS detailing the Department’s findings. FNHS responded to the Report and stated the
16 position concerning the license termination was “Nadine has kept her license current in 2019,
17 2020 and 2021. She first received her license in August 2018 and was not aware it had to be
18 renewed within four months.”

19 5. During the period of January 1, 2019 to March 4, 2019, (63 days), the Respondent
20 originated two mortgage transactions for Alaskan consumers, in the form of second liens,
21 which totaled \$57,950.00.

22 6. A valid license is required for the MLO per AS 06.60.012, and the Respondent’s
23 sponsor has a duty to ensure the MLO is licensed. The duration of the license is defined per AS
24 06.60.080 and “remains in effect until December 31 of the year in which the license is issued”.

1 7. Respondent did not have an approved sponsorship from January 1, 2019 to March 4,
2 2019, as required in the registry prior to origination activity taking place per
3 AS 06.60.012(b)(3).

4 8. Respondent has a duty to maintain a valid license as required per AS 06.60.010.

5 9. Respondent acknowledged the error and took corrective action, renewing her Alaska
6 license and cooperating with the Department in its investigation into this matter.

7 II. CONCLUSIONS OF LAW

8 1. Respondent violated AS 06.60.012 by originating two loans and performing work as
9 a mortgage loan originator without a valid license.

10 2. Respondent violated AS 06.60.012(b)(3) by originating mortgage loans without a
11 sponsorship.

12 3. Under AS 06.60.420, a person who violates a provision of AS 06.60, or a regulation
13 adopted under this chapter, is liable for a civil penalty not to exceed \$10,000 for each
14 violation.

15 III. ORDER

16 Pursuant to the Alaska SAFE Act and on the basis of the Findings of Fact,
17 Conclusions of Law, and Respondent's consent to the entry of this Order, the Department
18 ORDERS Respondent to:

19 1. Pay a civil penalty in the amount of two thousand dollars (\$2,000). This amount was
20 calculated at \$1,000 for two mortgage loans originated without a license. This amount is
21 immediately due to the Department.

22 2. Comply with all provisions of the Alaska SAFE Act and associated regulations.

23 This Order is a publicly disclosable and is reportable to the NMLS.
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IT IS SO ORDERED.

Julie Sande, Commissioner
Department of Commerce, Community
and Economic Development

10/05/22
Date

/s/ Robert H. Schmidt
Robert H. Schmidt, Director
Division of Banking and Securities

1 **Consent to Entry of Order**

2 **Nadine Estelle Winters**

3 I, Nadine Estelle Winters, hereby acknowledge that I have read the foregoing Consent
4 Order, I am aware of the right to a hearing and appeal in this matter, and have waived the
5 same. I admit to the jurisdiction of the Department of Commerce, Community and Economic
6 Development, Division of Banking and Securities (“Department”) and further consent to
7 entry of this Order by the Department as settlement of the issues contained in this Order. I
8 admit to violation of the Alaska SAFE Act.

9 I understand that the Department reserves the right to take further actions to enforce
10 this Order or to take appropriate action upon discovery of other violations of the Alaska
11 SAFE Act, and that I will fully comply with the terms and conditions of this Order, the
12 Alaska SAFE Act and associated regulations.

13 I enter into this Order voluntarily and understand this Order is a public document and
14 is reportable to the NMLS.

15 09/22/22 /s/ Nadine Estelle Winters
16 Date Nadine Estelle Winters

17 SUBSCRIBED AND SWORN TO before me this 22nd day of September, 2022 at
18 Fairbanks, Alaska.

19 /s/ Sydney Seay
Notary Public in and for Alaska

20 Sydney Seay
Notary Printed Name
21 My commission expires: 12/16/2024

22 Contact Person:
23 Tracy Reno
Chief of Examinations
24 (907) 269-8112