COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS.

COMMISSIONER OF BANKS MORTGAGE BROKER LICENSING Docket No. 2009-102-CO

In the Matter of (COMMUNITY REAL ESTATE SERVICES, INC.)

d/b/a COMMUNITY REALTY & MORTGAGE (COMPANY (

CONSENT ORDER

WHEREAS, COMMUNITY REAL ESTATE SERVICES, INC. d/b/a COMMUNITY REALTY & MORTGAGE COMPANY, located at 220 Forbes Road, Braintree, Massachusetts ("Community Realty" or the "Licensee"), a licensed mortgage broker under Massachusetts General Laws chapter 255E, section 2, has been advised of its right to Notice and Hearing pursuant to Massachusetts General Laws chapter 30A, section 10, and having waived those rights, entered into a STIPULATION AND CONSENT TO THE ISSUANCE OF A CONSENT ORDER ("Consent Agreement") with representatives of the Division of Banks ("Division") dated July 28, 2009, whereby, solely for the purpose of settling this matter, Community Realty agrees to the issuance of this CONSENT ORDER ("Consent Order") by the Commissioner of Banks ("Commissioner");

WHEREAS, The Division of Banks ("Division"), through the Commissioner, has jurisdiction over the licensing and regulation of persons and entities engaged in the business of a mortgage broker in Massachusetts pursuant to Massachusetts General Laws chapter 255E, section 2;

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WHEREAS, Community Realty is, and at all relevant times, has been a Massachusetts

licensed mortgage broker doing business in the Commonwealth of Massachusetts;

WHEREAS, on June 4, 2009, the Division issued a TEMPORARY ORDER TO CEASE

AND DESIST, Docket No. 2009-102 (the "Temporary Order"), against Community Realty based

upon the Licensee's: failure to obtain and maintain a surety bond, in violation of 209 CMR

42.06(2)(a) and failure to file the financial statements that are required pursuant to the license

renewal process, in violation of 209 CMR 42.06(2)(b)3. The Temporary Order is incorporated

herein by reference;

WHEREAS, Community Realty filed a response to the Temporary Order with the

Division whereby the Licensee attested that it has discontinued the business of mortgage

brokering in Massachusetts and desires to surrender its Massachusetts mortgage broker license(s)

No.(s) MB2614;

WHEREAS, the parties now seek to resolve this matter by mutual agreement; and

WHEREAS, in recognition of the Division and Community Realty having reached the

following mutual agreement under this Consent Order to resolve this matter, the Commissioner

has terminated the Temporary Order on this 28th day of July, 2009.

ORDER

NOW COME the parties in the above-captioned matter, the Division and Community

Realty, and stipulate and agree as follows:

1. Community Realty attests that any and all officers, directors, managers,

employees, independent contractors, and/or agents, operating on behalf of Community Realty,

have ceased engaging in the activity of a mortgage broker and mortgage loan originator in

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Massachusetts, as those terms are defined under General Laws chapter 255E, section 1 and

General Laws chapter 255F, section 1, respectively.

2. Immediately upon the execution of this Consent Agreement, Community Realty

will surrender its Massachusetts mortgage broker license(s) MB2614 by returning the original

license certificate(s) to the Division at One South Station, 3rd Floor, Boston, Massachusetts

02110. Upon receipt of the license certificate(s), the Division will update Community Realty's

status in Massachusetts through the Nationwide Mortgage Licensing System (NMLS) to

"Surrendered."

3. To the extent that Community Realty wishes to resume business as a mortgage

broker at any time hereafter, Community Realty shall be required to submit a completed

application to obtain the relevant license(s) from the Commissioner. The Commissioner shall

have all of the discretion set forth within General Laws chapter 255E, section 4 and the

Division's regulation 209 CMR 42.00 et seq. in determining whether to issue a license to

Community Realty to conduct the licensed business.

4. The provisions of this Consent Order shall not limit, estop, or otherwise prevent any

other state agency or department, from taking any other action affecting Community Realty

and/or any of its officers, directors, or managers.

5. This Consent Order shall become effective immediately upon the date of its

issuance.

6. The provisions of this Consent Order shall be binding upon Community Realty and

its directors, officers, managers, and assigns.

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7. In accordance with the terms of the Consent Agreement entered by Community

Realty and the Commissioner, Community Realty has waived all rights of appeal that it may

have relative to the Temporary Order.

8. The provisions of this Consent Order shall remain effective and enforceable except

to the extent that, and until such time as, any provisions of this Consent Order shall have been

modified, terminated, suspended, or set aside by the Commissioner or upon an order of a court of

competent jurisdiction.

9. This Consent Order and the Consent Agreement are the complete documents

representing the resolution of this matter. There are no other agreements, promises,

representations, or warranties other than those set forth in this Consent Order, which replaces and

supersedes all prior agreements between Community Realty and the Commissioner.

BY ORDER AND DIRECTION OF THE COMMISSIONER OF BANKS:

Dated at Boston, Massachusetts, this 28th day of July, 2009.

Steven L. Antonakes Commissioner of Banks Commonwealth of Massachusetts