

RAÚL R. LABRADOR  
ATTORNEY GENERAL

JAMES J. SIMERI  
Chief of Consumer Protection Division

AMBER K. KAUFFMAN, ISB No. 10161  
Deputy Attorney General  
954 W. Jefferson Street, 2nd Floor  
Boise, Idaho 83702  
Telephone: (208) 947-8733  
Facsimile: (208) 334-4151  
Email: [amber.kauffman@ag.idaho.gov](mailto:amber.kauffman@ag.idaho.gov)  
*Attorneys for the Department of Finance*

**BEFORE THE DIRECTOR OF THE DEPARTMENT OF FINANCE  
OF THE STATE OF IDAHO**

In re Mortgage Loan Originator License  
Application of:

LARANCE ANDREW MOOSHAGIAN,  
NMLS ID No. 951348,

Applicant.

Docket No. 2024-16-15

**ORDER DENYING MORTGAGE  
LOAN ORIGINATOR LICENSE  
APPLICATION AND NOTICE OF  
THE OPPORTUNITY TO APPEAL**

The Director of the State of Idaho, Department of Finance (“Department”), pursuant to Idaho Code §§ 26-31-306(1)(d); 26-31-306(1)(h); 26-31-313(1)(a) and/or 26-31-313(1)(b) of the Idaho Residential Mortgage Practices Act (“Act”), hereby issues this Order.

**FINDINGS OF FACT**

1. The Applicant, Larance Andrew Mooshagian, a resident of the state of California, applied for an Idaho Mortgage Loan Originator (“MLO”) license through the online Nationwide Mortgage Licensing System and Registry (“NMLSR”) under NMLS No. 951348. This Applicant attested to the information provided and submitted the application on August 22, 2024.

ORDER DENYING MORTGAGE LOAN ORIGINATOR LICENSE APPLICATION AND NOTICE  
OF THE OPPORTUNITY TO APPEAL

2. The application Form MU4 seeks information on an applicant's qualifications to be licensed as an MLO, and the "Disclosure Questions" section specifically requests information pertaining to an applicant's financial, criminal, civil, judicial, and regulatory history.

3. In response to disclosure question (D), "Do you have any unsatisfied judgments or liens against you?" the Applicant responded, "No."

4. As part of its regular application review under Idaho Code § 26-31-316, the Department obtained a public records background check through LexisNexis on August 26, 2024 to determine the Applicant's fitness to be licensed.

5. The report showed that the Applicant has multiple tax liens and judgments, and additional research confirmed the following liens and judgments:

- a. Federal Tax Lien for \$24,966.00 (File No. 2019000526346), recorded on 12/16/2019 by the Orange County Recorder's Office, Santa Ana, California.
- b. California State Tax Lien for \$925.00 (File No. 17-7565324353), filed on 1/9/2017 with the California Secretary of State, Sacramento, California.
- c. California State Tax Lien for \$925.00 (File No. 2016000664717), recorded on 12/30/2016 by the Orange County Clerk - Recorder's Office, Santa Ana, California.
- d. State of California Employment Development Department Abstract Judgment (File No. 2019000349015), recorded on 9/13/2019 by the Orange County Recorder's Office, Santa Ana, California.
- e. California State Tax Lien for \$68,483.00 (File No. 2017000120493), recorded on 3/27/2017 by the Orange County Recorder's Office, Santa Ana, California.
- f. California State Tax Lien for \$68,483.16 (File No. 1775790504), filed on 4/3/2017

with the California Secretary of State, Sacramento, California.

6. Research done on the above-stated judgment and tax liens produced no evidence that they have been released nor satisfied.

7. On August 27, 2024, the Department informed the Applicant that it had obtained tax liens information that required disclosure on Question (D) of the Form MU4. The Department provided notice of intent to deny the application in four (4) weeks based on an inaccurate application, unless the Applicant could provide documentation showing the tax liens were not subject to disclosure because they were resolved prior to the application date. The Applicant was also provided the opportunity to withdraw the application. The Applicant did not respond.

8. Based upon its investigation, the Department has concluded that the tax liens against the Applicant described above have not been satisfied.

#### **FINDINGS AND CONCLUSIONS OF LAW**

9. The allegations set forth in paragraphs 1 through 8 above are fully incorporated herein by this reference.

10. Idaho Code § 26-31-304 provides that an individual shall not engage in the business of a mortgage loan originator without first obtaining, and maintaining annually, a license.

11. Idaho Code § 26-31-305(1) provides that an applicant for a mortgage loan originator license must apply through the NMLSR in a form required by the Director of the Idaho Department of Finance (Director).

12. Idaho Code § 26-31-306(1)(d) provides that the Director shall not issue a mortgage loan originator license under the Act unless the Director makes a finding that an applicant has demonstrated financial responsibility, character, and general fitness sufficient to command the

confidence of the community and to warrant a determination that the mortgage loan originator will operate honestly, fairly, and efficiently within the purposes of the Act.

13. Pursuant to Idaho Code § 26-31-306(1)(h), before an application for license can be approved, an applicant must provide all information on the application as required per Idaho Code § 26-31-305. Idaho Code § 26-31-305(10) further provides that an applicant shall make complete disclosure of all information as set forth in the application.

14. Pursuant to Idaho Code § 26-31-313(1)(a) and (b), the Director may deny a license if an applicant violates the Act and/or withholds information or makes a material misstatement in an application for a license.

15. The Applicant made a material misstatement of fact in his application by failing to disclose his judgment and tax liens in the answer to question “D”, which is grounds to deny his application for licensure pursuant to Idaho Code § 26-31-306(1)(d) and (h) and § 26-31-313(1)(a) and (b).

16. The Director finds that Applicant’s failure to disclose his judgment and tax liens on the Form MU4 demonstrates that the Applicant lacks the appropriate character and fitness sufficient to command the confidence of the community and cannot be warranted to operate honestly, fairly, and efficiently within the purposes of the Act.

17. The Director cannot make the requisite findings under Idaho Code §§ 26-31-306(1)(d) and 26-31-306(h); therefore, it is appropriate to deny the Applicant’s request for an Idaho mortgage loan originator license, pursuant to Idaho Code § 26-31-313(1).

//

//

**ORDER**

**NOW, THEREFORE, BASED ON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND PURSUANT TO IDAHO CODE §§ 26-31-313(1)(a) and (b), IT IS HEREBY ORDERED THAT THE APPLICATION FOR A MORTGAGE LOAN ORIGINATOR LICENSE APPLICATION ATTESTED TO AND SUBMITTED BY LARANCE ANDREW MOOSHAGIAN, NMLS #9513481, ON AUGUST 22, 2024, IS DENIED.**

**NOTICE OF THE OPPORTUNITY TO APPEAL**

18. The Applicant is HEREBY NOTIFIED that he may appeal from this ORDER. Such appeal must be in writing and submitted to the Department within fifteen (15) days after the service of this Order.

19. A copy of the request for hearing shall be served **via mail OR via email** as follows:

Attn: Lisa Baker  
Assistant to the Director  
Idaho Department of Finance  
P.O. Box 83720  
Boise, Idaho 83720-0031

[Lisa.Baker@finance.idaho.gov](mailto:Lisa.Baker@finance.idaho.gov)

A copy of the request for an appeal may also be served on the Department's counsel, Amber K. Kauffman, Deputy Attorney General, at [amber.kauffman@ag.idaho.gov](mailto:amber.kauffman@ag.idaho.gov).

20. If the Applicant timely appeals this action, the Department will assign the contested case proceeding to the Office of Administrative Hearings pursuant to Idaho Code § 67-5280(2)(a). Proceedings in this matter will be conducted in accordance with the Idaho Administrative Procedure Act, Idaho Code § 67-5201 *et seq.* and the Idaho Rules of Administrative Procedure

(IDAPA 04.11.01).

21. Pursuant to Idaho Code § 26-31-305(6), if a hearing is held, the Applicant shall reimburse the Director, pro rata, for her reasonable and necessary expenses incurred as a result of the hearing.

**IT IS SO ORDERED.**

DATED this 22<sup>nd</sup> day of October 2024.



STATE OF IDAHO  
DEPARTMENT OF FINANCE

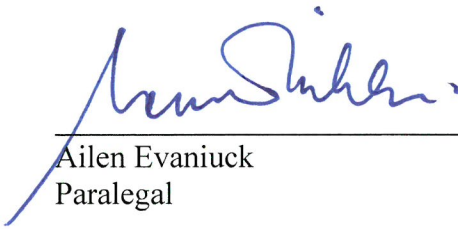
  
\_\_\_\_\_  
PATRICIA R. PERKINS, Director

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 22<sup>nd</sup> day of October 2024, I caused a true and correct fully executed copy of the foregoing ORDER DENYING MORTGAGE LOAN ORIGINATOR LICENSE APPLICATION AND NOTICE OF THE OPPORTUNITY TO APPEAL to be served on the following by the designated means:

Larance Andrew Mooshagian  
405 Gateway Place  
Rancho Mission Viejo, CA 92694

- U.S. Mail, Postage Paid
- Certified mail
- Facsimile
- Email: [lmoose65@att.net](mailto:lmoose65@att.net)

  
\_\_\_\_\_  
Ailen Evaniuck  
Paralegal