

**IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

FEDERAL TRADE COMMISSION)	
)	
and)	
)	
STATE OF ILLINOIS, <u>ex rel.</u>)	
Attorney General JIM RYAN,)	
)	
Plaintiffs,)	
)	
v.)	
)	Civil Action No.
OSI FINANCIAL SERVICES, INC.,)	
an Illinois corporation, and)	
)	
MARK DIAMOND,)	
individually and as an officer of)	
OSI Financial Services, Inc.,)	
)	
Defendants.)	
)	

COMPLAINT FOR PERMANENT INJUNCTION AND OTHER EQUITABLE RELIEF

Plaintiffs, the Federal Trade Commission (“Commission” or “FTC”) and the State of Illinois, by its undersigned attorneys, allege as follows:

1. This is an action under Sections 5(a)(1), 13(b), and 16(a) of the Federal Trade Commission Act (“FTC Act”), 15 U.S.C. §§ 45(a)(1), 53(b), and 56(a) to secure permanent injunctive relief and other equitable relief, including restitution and disgorgement, against Defendants for engaging in unfair or deceptive acts or practices in violation of Section 5(a) of the FTC Act, 15 U.S.C. § 45(a).

2. This is an action under the Illinois Consumer Fraud and Deceptive Business Practices Act, 815 ILCS 505/1 et seq., to secure a permanent injunction, civil penalties, and other equitable

relief, including restitution and disgorgement, against Defendants for engaging in unfair or deceptive acts or practices in violation of 815 ILCS 505/2.

JURISDICTION AND VENUE

3. This court has subject matter jurisdiction over the FTC's claims under 28 U.S.C. §§ 1331, 1337(a), and 1345, and under 15 U.S.C. §§ 45(a)(1) and 53(b), and over the claims of the State of Illinois under 28 U.S.C. § 1367.

7. Defendant OSI Financial Services, Inc. (“OSI”) is an Illinois corporation that engages in the business of soliciting, marketing, and brokering mortgage loans. Its offices and principal place of business are located at 2357 North Damen, Chicago, Illinois 60647. OSI transacts or has transacted business in the Northern District of Illinois.

8. Defendant Mark Diamond (“Diamond”) is currently the president of OSI, and formerly solicited loans on behalf of Dolphin Mortgage Company (“Dolphin”). At all times material to this Complaint, individually or in concert with others, Diamond has formulated, directed, controlled, or participated in the acts and practices of OSI, including the acts and practices set forth herein. He resides and transacts or has transacted business in the Northern District of Illinois.

DEFENDANTS’ BUSINESS PRACTICES

9. Defendant Mark Diamond is a mortgage broker who specializes in brokering loans in the subprime loan market. The subprime market is comprised of persons who are considered to be greater credit risks and, thus, do not meet the strict underwriting standards required to qualify for prime, or “A,” credit. Hence, the financing provided to such persons is also commonly referred to as “B/C” or “nonconforming” credit. To compensate for the greater credit risk or perceived greater risk involved in offering financing to the subprime market, Diamond, like other brokers operating in the subprime market, charges its customers broker fees that are substantially higher than those available to borrowers in the “A” market.

10. Diamond targets homeowners with poor or insufficient credit histories or ratings, who might experience difficulty in securing conventional home equity financing, and offers to arrange mortgage loans for them. Diamond routinely solicits low-income individuals, including elderly persons

approximately equal in value and a final payment that is substantially larger than the other payments. Thus, at the end of the term, the consumer will owe a large lump sum payment that is usually greater than 80% of the loan principal.

14. In many instances, Diamond has misrepresented the existence of the balloon payment, in one or more of the following ways:

- A. by representing that the loan's payment schedule consists only of a specified monthly payment schedule, without disclosing the balloon payment;
- B. by representing that the loan principal would be fully paid off at the end of the loan term, without disclosing the balloon payment; and
- C. by representing that the loan does not contain a balloon payment.

15. Virtually all of the 15-year balloon loans have contained significant prepayment penalties in the event the consumer refinances the loan within the first three years. In many instances, Diamond has misrepresented that the consumer can pay off the loan early without paying a penalty.

16. At the closing, Diamond has presented the consumer with a stack of closing papers that have never been shown to the consumer before and has directed the consumer to sign the final loan documents without reading them. These closings typically have taken place in either Diamond's Dolphin or OSI offices, or in the consumer's home. At these closings, Diamond has engaged in misrepresentations concerning the terms and costs of the loan, as he had during the initial solicitation of the consumer. Among the closing documents is the mortgage note itself, which contains a "Balloon Rider" or "Balloon Note" on each 15-year balloon loan. Many consumers have not noticed the Balloon Rider or Balloon Note. In those instances when the consumer has inquired about the balloon

payment, Diamond in many instances has misrepresented the meaning of the term to assuage the consumer's concern.

17. In many instances, Diamond has presented consumers with incomplete closing documents for signature, including mortgage documents and the Truth in Lending Disclosure statements, in which the terms of the loan – such as the annual percentage rate, monthly payment amount, and balloon payment amount – were left blank at the time the consumer was asked to sign. Diamond also has requested that the consumer sign a Loan Brokerage Agreement in which the broker fee, under the name of Dolphin or OSI, was left blank. Diamond subsequently has filled in the broker fee amount after the closing. In many instances, Diamond has charged a broker fee of 10% of the loan amount. Typically, these broker fees were financed by the borrower and paid out of the loan proceeds at closing.

18. Within a short time after closing a loan, Diamond often has re-contacted the customer and induced or attempted to induce the customer again to refinance their loans through him. With each refinancing, substantial points and fees have been charged and added to the loan balance, often resulting in continually higher loan amounts and/or monthly mortgage payments.

19. At all times material herein, Defendants OSI and Diamond have maintained a course of trade in or affecting commerce, as “commerce” is defined in Section 4 of the FTC Act, 15 U.S.C. § 44, by providing mortgage loan-related services to consumers.

FEDERAL TRADE COMMISSION ACT VIOLATIONS

Count One

(By Plaintiff Federal Trade Commission)

20. In the course and conduct of offering credit, Defendants OSI and Diamond have represented, expressly or by implication, that consumers would obtain a loan on specified terms and at specified costs, including but not limited to:

- a. a loan whose payment schedule consists of the regular monthly payment amount specified;
- b. a loan whose principal would be paid off at the end of the term, with no balloon payment;
- c. a loan with a specific monthly payment amount, interest rate, and/or term of repayment;
- d. a loan with no prepayment penalties;
- e. a specified amount of cash for disbursement to the borrower, and/or a specified amount of cash for disbursement on behalf of the borrower to third-party creditors and/or home improvement companies; and
- f. a monthly payment amount that includes the payment into an escrow account for property taxes and insurance.

21. In truth and in fact, in many instances, consumers did not obtain a loan on the specified loan terms, or at the specified costs. Instead, they received loans on substantially different terms, and/or at substantially different costs, including but not limited to:

- a. a loan whose payment schedule does not consist only of the regular monthly payment amount specified, but also includes a final, large lump-sum balloon payment at the end of the term;
- b. a loan requiring a large balloon payment at the end of the loan term;
- c. a different monthly payment amount, interest rate, and/or term of repayment than that previously specified;
- d. a loan with prepayment penalties;
- e. a different amount of cash for disbursement to the borrower than promised, and/or a different amount of cash for disbursement on behalf of the borrower to third-party creditors and/or home improvement companies than promised; and
- f. a monthly payment that did not include the payment into an escrow account for property taxes and insurance.

Therefore, Defendants' representations, as alleged in paragraph 20, were, and are, false or misleading.

22. Defendants' practices constitute deceptive acts or practices in or affecting commerce in violation of Section 5(a) of the Federal Trade Commission Act, 15 U.S.C. § 45(a).

ILLINOIS CONSUMER FRAUD AND DECEPTIVE BUSINESS PRACTICES ACT

Count Two

(By Plaintiff State of Illinois)

23. By engaging in the practices set forth in paragraphs 20 and 21, above, Defendants have engaged in deceptive acts or practices in or affecting commerce in violation of Section 505/2 of the Illinois Consumer Fraud and Deceptive Business Practices Act, 815 ILCS 505/2.

CONSUMER INJURY

24. Consumers have suffered, and will continue to suffer, substantial injury as a result of Defendants' violations of the FTC Act and the Illinois Consumer Fraud and Deceptive Business Practices Act, as set forth above.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff Federal Trade Commission pursuant to Sections 5(a) and 13(b) of the FTC Act, 15 U.S.C. §§ 45(a) and 53(b), and pursuant to this Court's own equitable powers, and Plaintiff State of Illinois pursuant to the Illinois Consumer Fraud and Deceptive Business Practices Act, 815 ILCS 505/7, and the Court's own equitable powers, request that this Court:

1. Enter judgment against Defendants and in favor of Plaintiffs for each violation alleged in this complaint;
2. Permanently enjoin and restrain Defendants from violating the FTC Act and the Illinois Consumer Fraud and Deceptive Practices Act;
3. Find Defendants jointly and severally liable for redress to all borrowers who were injured as a result of their violations, as appropriate;
4. Award such relief as the Court deems necessary to prevent unjust enrichment and to redress borrower injury resulting from Defendants' violations of the FTC Act and the Illinois Consumer Fraud and Deceptive Business Practices Act, including, but not limited to, refund of monies paid and disgorgement of ill-gotten gains;
5. Assess a civil penalty in the amount of fifty thousand dollars (\$50,000) per violation of the Illinois Consumer Fraud and Business Practices Act found by the Court to have been committed by

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