

**UNITED STATES OF AMERICA
DEPARTMENT OF THE TREASURY
OFFICE OF THE COMPTROLLER OF THE CURRENCY**

In the Matter of)	
)	
DAVID WU,)	AA-ENF-2024-109
Former loan officer and current mortgage broker)	
)	
Citizens Bank, N.A.)	
Providence, Rhode Island)	

CONSENT ORDER

WHEREAS, pursuant to 12 U.S.C. § 1818(b) and (e), the Office of the Comptroller of the Currency (“OCC”) intends to initiate prohibition and cease and desist proceedings against David Wu (“Respondent”) for Respondent’s activities at Sterling Bank and Trust, FSB, Southfield, Michigan (“Sterling”) and Citizens Bank, N.A., Providence, Rhode Island (“Citizens”) (collectively “Banks”);

WHEREAS, in the interest of cooperation and to avoid the costs associated with future administrative and judicial proceedings with respect to the above matter, Respondent, without admitting or denying any wrongdoing, desires to consent to the issuance of this Consent Order (“Order”) issued pursuant to 12 U.S.C. § 1818(b) and (e);

NOW, THEREFORE, it is stipulated by and between the OCC, through the duly authorized representative of the Comptroller of the Currency (“Comptroller”), and Respondent that:

ARTICLE I
JURISDICTION

(1) Sterling is an “insured depository institution” as that term is defined in 12 U.S.C. § 1813(c)(2).

(2) Citizens is an “insured depository institution” as that term is defined in 12 U.S.C. § 1813(c)(2).

(3) With respect to each of Sterling and Citizens, Respondent was an “institution-affiliated party” as that term is defined in 12 U.S.C. § 1813(u), having served in such capacity within six (6) years from the date of this Order. *See* 12 U.S.C. § 1818(i)(3).

(4) Sterling is a Federal savings association within the meaning of 12 U.S.C. § 1813(q)(1)(C), and is chartered and examined by the OCC. *See* 12 U.S.C. § 1 et seq.

(5) Citizens is a national banking association within the meaning of 12 U.S.C. § 1813(q)(1)(A), and is chartered and examined by the OCC. *See* 12 U.S.C. § 1 et seq.

(6) The OCC is the “appropriate Federal banking agency” as that term is defined in 12 U.S.C. § 1813(q) and is therefore authorized to initiate and maintain cease and desist and prohibition actions against Respondent pursuant to 12 U.S.C. § 1818(b) and (e) respectively.

ARTICLE II
COMPTROLLER’S FINDINGS

The Comptroller finds, and Respondent neither admits nor denies, the following:

(1) From approximately March 18, 2019 to March 27, 2020, Sterling employed Respondent as a Loan Officer.

(2) While employed at Sterling, including from approximately January 2, 2021 to March 27, 2021, Respondent originated loans for clients of his closely held mortgage brokerage company. Respondent did not disclose his outside loan origination activities to Sterling.

(3) Between approximately May 2020 and February 1, 2021, in collaboration with a person then employed as a Citizens loan officer, Respondent originated mortgage loans through Citizens using fraudulent means, including but not limited to making false statements, concealing from or otherwise not disclosing his role and fees to Citizens' underwriters, impersonating applicants or their purported employers, providing fraudulent or falsified documents, fraudulently completing E-Sign Act acknowledgements, fraudulently providing applicant intent to proceed authorizations, and fraudulently receiving certain disclosures required by 12 CFR §§ 1026.01 et seq., including 12 CFR §§ 1026.37, 1026.37(f)(1), and 1026.37(k)(1)(2) (collectively "Regulation Z").

(4) Between approximately February 25, 2022 and February 28, 2022, and continuing thereafter through the closing date of his personal mortgage, Respondent improperly influenced Citizens' lending decisions on his personal mortgage by masking the true source of \$390,000 through his use of a fraudulent gift letter.

(5) As a result of his misconduct, Respondent received fees from the mortgage applicants and a personal mortgage from Citizens.

(6) By reason of the foregoing conduct, Respondent engaged in violations of law or regulation and engaged in unsafe or unsound practices; which violations and practices resulted in pecuniary and financial gain as well as a loss or risk of loss to the Bank and demonstrated personal dishonesty.

ARTICLE III

ORDER OF PROHIBITION

Respondent consents to, and it is ORDERED that:

(1) With respect to the institutions and agencies set forth in paragraph (2) of this Article, Respondent hereby agrees that he shall not:

- a. participate in any manner in the conduct of their affairs;
- b. solicit, procure, transfer, attempt to transfer, vote, or attempt to vote any proxy, consent, or authorization with respect to any voting rights;
- c. violate any voting agreement previously approved by the “appropriate Federal banking agency,” as defined in 12 U.S.C. § 1813(q); or
- d. vote for a director, or serve or act as an “institution-affiliated party,” as defined in 12 U.S.C. § 1813(u).

(2) The prohibitions in paragraph (1) of this Article apply to the following institutions and agencies:

- a. any insured depository institution, as defined in 12 U.S.C. § 1813(c);
- b. any institution treated as an insured bank under 12 U.S.C. § 1818(b)(3), (b)(4) or (b)(5);
- c. any insured credit union under the Federal Credit Union Act;
- d. any institution chartered under the Farm Credit Act of 1971;
- e. any appropriate Federal depository institution regulatory agency; and
- f. the Federal Housing Finance Agency and any Federal Home Loan Bank.

(3) The prohibitions of paragraphs (1) and (2) of this Article shall cease to apply with respect to a particular institution if Respondent obtains the prior written consent of both the OCC and the institution's "appropriate Federal financial institutions regulatory agency," as defined in 12 U.S.C. § 1818(e)(7)(D).

(4) This Order shall be enforceable to the same extent and in the same manner as an effective and outstanding order that has been issued and has become final pursuant to 12 U.S.C. § 1818.

ARTICLE IV

ORDER TO CEASE AND DESIST

Respondent consents to, and it is ORDERED that:

- (1) Effective immediately, in connection with originating or brokering any mortgage loan application or mortgage loan involving any insured depository institution Respondent shall:
 - a. Make true, accurate, and correct statements;
 - b. Provide true, accurate, and correct documents (including verifications of income);
 - c. Comply fully with all applicable laws and regulations, including, but not limited to, Regulation Z and the E-Sign Act (15 U.S.C. § 7001 et seq.);
 - d. Ensure that all required Regulation Z disclosures accurately disclose Respondent's involvement in the transaction and Respondent's name, contact information, NMLS number, and fees; and
 - e. Ensure that Respondent's role and authority to act on an applicant's behalf is disclosed in every written communication with the insured depository institution.

(2) This Order shall be enforceable to the same extent and in the same manner as an effective and outstanding order that has been issued and becomes final pursuant to 12 U.S.C. § 1818.

ARTICLE V

CLOSING

- (1) By executing this Order, Respondent waives:
- a. the right to a Notice of Intention to Prohibit from Further Participation under 12 U.S.C. § 1818(e);
 - b. all rights to a hearing and a final agency decision pursuant to 12 U.S.C. § 1818(e) and 12 C.F.R. Part 19;
 - c. all rights to seek judicial review of this Order;
 - d. all rights in any way to contest the validity of this Order; and
 - e. any and all claims for fees, costs, or expenses against the United States, the OCC, or any officer, employee, or agent of the OCC, related in any way to this enforcement matter or this Order, whether arising under common law or under the terms of any statute, including, but not limited to, the Equal Access to Justice Act, 5 U.S.C. § 504 and 28 U.S.C. § 2412.

(2) Respondent shall not cause, participate in, or authorize either of the Banks (or any subsidiary or affiliate of either of the Banks) to incur, directly or indirectly, any expense relative to the negotiation and issuance of this Order except as permitted by 12 C.F.R. § 7.2014 and Part 359. Additionally, Respondent shall not, directly or indirectly, obtain or accept any

indemnification (or other reimbursement) from either of the Banks (or any subsidiary or affiliate of either of the Banks) with respect to such amounts except as permitted by 12 C.F.R. § 7.2014 and Part 359.

(3) Respondent acknowledges that he has read and understands the premises and obligations of this Order and declares that no separate promise or inducement of any kind has been made by the OCC or any officer, employee, or agent of the OCC to cause or induce Respondent to agree to consent to the issuance of this Order and/or to execute this Order.

(4) This Order constitutes a settlement of any proceedings arising out of the facts, omissions, or violations described in the Comptroller's Findings (Article II of this Order). The OCC agrees not to institute the proceedings referenced in the first whereas clause of this Order for the specific acts, omissions, or violations described in Article II of this Order unless such acts, omissions, or violations reoccur. However, the specific acts, omissions, or violations described in Article II may be used by the OCC in future enforcement actions to establish a pattern of misconduct or the continuation of a pattern of misconduct.

(5) This Order shall not be construed as an adjudication on the merits and, except as set forth in paragraph (4) above, shall not inhibit, estop, bar, or otherwise prevent the OCC from taking any action affecting Respondent if, at any time, the OCC deems it appropriate to do so to fulfill the responsibilities placed upon the OCC by the several laws of the United States.

(6) Nothing in this Order shall preclude any proceedings brought by the OCC to enforce the terms of this Order, and nothing in this Order constitutes, nor shall Respondent contend that it constitutes, a waiver of any right, power, or authority of any other representatives of the United States or agencies thereof, including the Department of Justice, to bring other actions deemed appropriate.

(7) This Order is intended to be, and shall be construed to be, a final order issued pursuant to 12 U.S.C. § 1818, and expressly does not form, and may not be construed to form, a contract binding on the United States, the OCC, or any officer, employee, or agent of the OCC. Respondent expressly acknowledges that no officer, employee, or agent of the OCC has statutory or other authority to bind the United States, the United States Treasury Department, the OCC, or any other federal bank regulatory agency or entity, or any officer, employee, or agent of those entities, to a contract affecting the OCC's exercise of its supervisory responsibilities.

(8) This Order is "issued with the consent of . . . the institution-affiliated party concerned," pursuant to 12 U.S.C. § 1818(h)(2).

(9) The terms of this Order, including this paragraph, are not subject to amendment or modification by any extraneous expression, prior agreements, or prior arrangements between the parties, whether oral or written.

