

BEFORE THE ADMINISTRATOR OF CONSUMER CREDIT  
STATE OF OKLAHOMA



STATE OF OKLAHOMA *ex rel.* )  
DEPARTMENT OF CONSUMER CREDIT,) )  
 )  
Petitioner )  
 )  
v. )  
 )  
PARK EAST MFG HOME SALES )  
& RENTALS, )  
 )  
Respondent )

Case No. 16-0325-DIS

CONSENT ORDER

Petitioner, State of Oklahoma *ex rel.* Department of Consumer Credit ("Petitioner") and Respondent, Park East Mfg Home Sales & Rentals, ("Respondent") voluntarily enter into this Consent Order as an informal disposition of this individual proceeding to avoid litigation. Respondent agrees to waive proper service of process in this matter. Respondent agrees to waive its right to a hearing under the Oklahoma Administrative Procedures Act and both parties agree as follows:

(1) Petitioner restates and incorporates by reference the allegations made by Petitioner in the Notice of Hearing filed in this matter.

- a. Respondent is a domestic limited liability company under the State of Oklahoma, Oklahoma Secretary of State filing number 3500637573, inactive filing status.
- b. Respondent transacts business at 1211 S. 107<sup>th</sup> East Ave., Tulsa, OK 74146.
- c. On December 1, 2016, Michael Thompson, a consumer credit examiner, entered Respondent's business premises and spoke to Heide Burgess, Assistant Manager.
- d. The examiner asked Ms. Burgess if Respondent offered financing to consumers. Ms. Burgess explained that Respondent executes all of the financing paperwork for

the consumers at the location. Ms. Burgess advised that the consumers sign a rent to own contract. The consumer will pay a deposit to Respondent and after seven years they will become the owner. Upon request Ms. Burgess showed the examiner a copy of a completed lease contract that listed customer signatures and rental terms. The contract listed Park East MFG Home Sales and Rentals as the lessor. The examiner took a photo of the contract and the corporate business card of Respondent which lists their corporate location at 581 Lake Of The Woods Akron, OH 44333. The examiner exited the building and took an exterior photo of the premises. A review of the internet revealed that Respondent does not have a website.

- e. On August 10, 2017, Petitioner issued a subpoena duces tecum to Heide Burgess at Park East MFG Home Sales and Rentals, 1211 S. 107<sup>th</sup> East Ave. Respondent was requested to submit documents no later than September 11, 2017. Two (2) Lease Agreements were received on August 21, 2017.
- f. The copy of the Lease Agreement for F. Ramirez lists the leasing of a home listed as #78. The lease shows Park East Community, Ltd. as the lessor with the business address listed. The terms of the lease are one year, beginning July 1, 2016 and ending July 1, 2017. The rent is listed at \$735.00 per month.
- g. As of August 23, 2017, Respondent is licensed in the State of Oklahoma pursuant to the provisions of 14A O.S. §§ 6-201 through 6-203 of the UCCC. The notification filing license application was received on August 21, 2017.
- h. Respondent did not file notification pursuant to the provisions of Section 6-202 of the UCCC, on or before January 31, 2016.

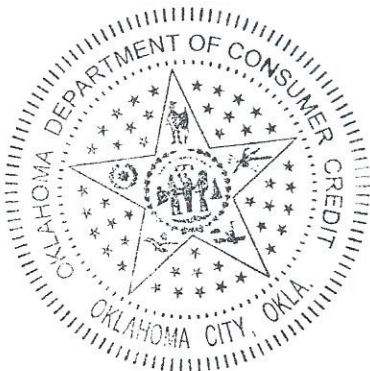
(2) Respondent does not admit to the allegations made by the Petitioner in the Notice of Hearing filed in this matter, and incorporated by reference in this Consent Order.

(3) Respondent agrees to pay a \$500.00 civil penalty, payable to the Oklahoma Department of Consumer Credit, on or before October 27, 2017.

(4) The payment shall be made payable by check or money order to the Oklahoma Department of Consumer Credit, shall indicate the payment is for Case Number 16-0325-DIS and shall be addressed to the attention of John T. Coyne, Chief Enforcement Attorney, Department of Consumer Credit, 3613 N.W. 56<sup>th</sup> Street, Suite 240, Oklahoma City, Oklahoma 73112.

(5) A file stamped copy of this Consent Order will be returned to Respondent upon signature of the Administrator of the Department of Consumer Credit or the Deputy Administrator of the Department Consumer Credit.

(6) If Respondent fails to comply with the terms of this Consent Order, the Administrator of the Department of Consumer Credit is authorized to file an application to enforce this Consent Order in the District Court of Oklahoma County, Oklahoma in accordance with the provisions of 14 O.S. § 6-113(4).



Scott Leshar  
Administrator  
State of Oklahoma  
Department of Consumer Credit

Dated:

10/19/17



*member*  
Park East Mfg Home Sales & Rentals

Dated:

10-10-17

VERIFICATION OF CONSENT ORDER, CASE NUMBER 16-0325-DIS

STATE OF ~~OKLAHOMA~~ OHIO )  
 )  
COUNTY OF Summit )

Signed and sworn to (or affirmed) before me on October 10,  
2017, by Paula Szalay of Park East Mfg Home Sales &  
Rentals.

[Redacted Signature]

Park East Mfg Home Sales & Rentals

[Redacted Signature]



Notary Public

My commission expires:

June 29, 2021