



TEXAS

DEPARTMENT OF SAVINGS & MORTGAGE LENDING

Douglas B. Foster
Commissioner

January 22, 2014

Your Loan Source, Inc., NMLS# 269148
James Copeland, NMLS# 304463
1717 N. Mays, #300B
Round Rock, Texas 78664

Issued via Zix secure email portal

Dear Mr. Copeland:

Enclosed please find a copy of the Report of Examination issued by the Department related to the examination conducted on January 8, 2014, by Irene Massey, an examiner with the Department, pursuant to the direction of the Commissioner.

We are pleased to report that the examination identified no adverse findings with respect to your mortgage company activities, and you were assigned a compliance rating of 1. (A list of Department ratings and definitions is provided for your information.) The Department defines a mortgage company with a compliance rating of 1 as having the following characteristics:

A mortgage company and sponsored residential mortgage residential loan originators in this category are in a strong compliance position. There is sufficient knowledge of applicable state and federal statutes and regulations, and adequate staff for effectuating compliance. An effective formal compliance program, including an efficient system of internal procedures and controls, has been established. Changes in consumer statutes and regulations are promptly reflected in the mortgage company's policies, procedures, and compliance training. Adequate training for employees is provided. If any violations are noted, they relate to relatively minor deficiencies in forms or practices that are easily corrected. The examination reveals no evidence of discriminatory acts or practices, reimbursable violations, or practices resulting in repeat violations. Any violations were promptly corrected. As a result, there is no cause for supervisory concern.