

IN THE MATTER OF:

_____	)	
Success Mortgage Partners, Inc.,	)	
Reference No. 130562	)	CONSENT ORDER

TO: Success Mortgage Partners, Inc.
1200 S. Sheldon Rd., Ste. 150
Plymouth, MI 48170

THIS MATTER having been opened by the Commissioner of the New Jersey Department of Banking and Insurance (“Commissioner”), upon information Success Mortgage Partners, Inc. (“Respondent”), may have violated provisions of the New Jersey Mortgage Servicers Licensing Act, N.J.S.A. 17:16F-27 to -46 (“Act”); and

WHEREAS, Respondent maintained a mortgage servicer registration in New Jersey, Reference No. 130562, until March 3, 2026 when it was revoked pursuant to the January 5, 2026 Notice of Violation, AR25-130562 (“NOV”), issued by the Department for failure to file an annual report; and

WHEREAS, Respondent is subject to the provisions of the Act; and

WHEREAS, pursuant to N.J.S.A. 17:16F-30(a)(3), every mortgage servicer must maintain the financial responsibility, character and general fitness; and

WHEREAS, pursuant to N.J.S.A. 17:16F-31(b) and the Department’s reminder notices, all mortgage servicers, unless exempt, are required to file an annual report with the Department on May 1 of each year; and

WHEREAS, N.J.S.A. 17:16F-43 authorizes the Commissioner to impose a penalty of not more than \$25,000 for a violation of the Act; and

WHEREAS, on April 25, 2025, the Department sent Respondent an initial courtesy reminder notice advising that, pursuant to N.J.S.A. 17:16F-31, Respondent was required to file its 2024 annual report with the Department by May 1, 2025; and

WHEREAS, Respondent did not respond to the Department's courtesy notice, notify the Department of its exempt status, or file its annual report by May 1, 2025; and

WHEREAS, on June 3, 2025, the Department sent Respondent a second courtesy notice advising that Respondent had failed to file the 2024 annual report by the deadline and directing Respondent to file the report; and

WHEREAS, Respondent again did not file the report; and

WHEREAS, on January 5, 2026, the Department issued the NOV to Respondent, which required Respondent to file the annual report and pay a penalty ranging from \$3,000 to \$15,000, depending on the date the report was filed. The NOV further advised that, if Respondent failed to file the report or request a hearing by March 2, 2026, the NOV would become a Final Agency Decision revoking Respondent's registration and imposing a \$15,000 penalty; and

WHEREAS, on January 12, 2026, the Department renewed Respondent's mortgage servicer registration; and

WHEREAS, Respondent did not respond to the NOV, notify the Department of its exempt status, file the report, or request a hearing by March 2, 2026, and thus, effective March 3, 2026, the NOV became a Final Agency Decision revoking Respondent's registration and imposing a \$15,000 penalty; and

WHEREAS, on March 31, 2026, the Department sent Respondent a letter notifying it of the revocation and again enclosing the NOV; and

WHEREAS, Respondent first learned of the revocation on April 8, 2026, when it received notification through the Nationwide Multistate Licensing System ("NMLS"); and

WHEREAS, Respondent immediately contacted the Department via email and telephone and, on April 14, 2026, filed the 2024 annual report. On April 16, 2026, Respondent notified the Department that it had serviced only two residential mortgages in 2024, and requested leniency from the Department with respect to the imposed penalty; and

WHEREAS, on April 17, 2026, Respondent filed an appeal with the Appellate Division to preserve its appeal rights, and this matter is currently pending in the Superior Court of New Jersey, Appellate Division, under Docket No. A-002771-25T4; and

WHEREAS, Respondent admits and agrees to take responsibility for its failure to timely notify the Department of its exempt status; and

WHEREAS, Respondent has waived its right to appeal and consents to payment of a penalty in the amount of \$5,000.00; and

WHEREAS, this matter should be resolved upon the consent of all parties without resort to a formal hearing or further appeal; and

WHEREAS, good cause exists to impose a civil penalty in this matter;

NOW, THEREFORE, IT IS on this 12 day of June 2026,

IT IS ORDERED AND AGREED that simultaneously with execution of this Consent Order by Respondent, it shall pay a civil penalty in the amount of \$5,000.00 by certified check, official bank check, or money order made payable to the “State of New Jersey,” which shall be sent to counsel for the Department; and

IT IS FURTHER ORDERED AND AGREED that the January 5, 2026 Notice of Violation AR25-130562, is hereby vacated; and

IT IS FURTHER ORDERED AND AGREED that Respondent’s mortgage servicer registration is hereby reinstated; and

IT IS FURTHER ORDERED AND AGREED that, within one business day after full execution of this Consent Order, Respondent shall file a dismissal of its pending appeal before the Superior Court of New Jersey, Appellate Division; and

IT IS FURTHER ORDERED AND AGREED Respondent shall comply with the Act and all reporting requirements; and

IT IS FURTHER ORDERED AND AGREED that the provisions of this Consent Order represent a final agency decision and constitute final resolution of the violations contained herein.



Susan Ochs
Acting Commissioner

CONSENTED TO AS TO FORM, CONTENT AND ENTRY:



By: Madonna Blanchard
(On behalf of Respondent)

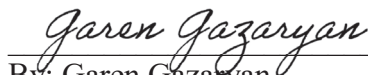
Date: May 27, 2026



By: Lucas A. Markowitz, Esq.
(Counsel for Respondent)

Date: May 27, 2026

JENNIFER DAVENPORT
ATTORNEY GENERAL OF NEW JERSEY
Counsel for NJDOBI



By: Garen Gazaryan
Deputy Attorney General

Date: May 28, 2026