

FEDERAL DEPOSIT INSURANCE CORPORATION

WASHINGTON, D.C.

_____	)	
In the Matter of:	)	
	)	
SALAM YALDO, individually and	)	
as an institution-affiliated party	)	ORDER TO PAY
of	)	
	)	FDIC-23-0059k
BANK OF ENGLAND	)	
ENGLAND, ARKANSAS	)	
	)	
(INSURED STATE NONMEMBER BANK)	)	
	)	
Respondent's NMLS UI# 1707926	)	
	)	
_____	)	

Salam Yaldo (Respondent) was advised of the right to receive a Notice of Assessment (Notice) detailing Respondent's violation of law for which an Order to Pay a civil money penalty (Order to Pay) may be issued under 12 U.S.C. § 1818(i).

Respondent was further advised of the right to a hearing on the Notice under § 1818(i) and 12 C.F.R. Part 308, subparts A & B. Respondent waived certain rights under those provisions on September 22, 2023, and consented to the issuance of an Order to Pay by entering into a Stipulation and Consent to the Issuance of an Order to Pay (Consent Agreement) with a representative of the Federal Deposit Insurance Corporation's (FDIC) Legal Division.

The FDIC determined, and Respondent neither admits nor denies, the following:

1. From January 2019 through August 2019, Respondent engaged in deceptive acts or practices in violation of Section 5 of the Federal Trade Commission Act, 15 U.S.C. § 45(a) (Section 5), by luring consumers to apply for mortgage loans with low, unavailable loan prices

that would not be honored and subsequently increasing the price before closing the loan.

Furthermore, the FDIC determined, and Respondent neither admits nor denies, that from at least January 2019 to October 2019, Respondent engaged in violations of Section 5 by misrepresenting to consumers that they could skip two months of mortgage payments. In addition, the FDIC determined, and Respondent neither admits nor denies, that from at least January 2019 to January 2020, Respondent engaged in violations of Section 5 by misrepresenting to consumers his and the Bank's affiliation with the Department of Veterans Affairs.

2. As described in paragraph 1, Respondent engaged or participated in violations of law.

After considering the civil money penalty (CMP) mitigating factors under 12 U.S.C. § 1818(i)(2)(G), the FDIC accepts the Consent Agreement and issues the following:

#### **ORDER TO PAY**

3. By reason of Respondent's actions listed in paragraph 1, a \$15,000 CMP is assessed against Salam Yaldo under 12 U.S.C. § 1818(i)(2) and is effective upon issuance. Respondent must immediately pay the CMP to the Treasury of the United States.

4. Respondent may not seek or accept indemnification from any insured depository institution for the CMP assessed in this matter.

5. The Order to Pay is enforceable under 12 U.S.C. § 1818(i), and the FDIC will take action to collect the amount due if Respondent fails to make payment.

6. The Order to Pay does not waive any right, power, or authority of the United States; federal, state, or local agencies; or the FDIC as Receiver.

Issued under delegated authority.

Dated: January 12, 2024.

/s/  
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G. Chris Finnegan,  
Senior Deputy Director  
Division of Depositor and Consumer Protection