

OCCC CASE NO. L25-078

IN THE MATTER OF:	§	BEFORE THE
	§	
NMLS ID: 2724625	§	OFFICE OF CONSUMER
TAX LOANS USA, L.L.C.	§	
8445 FREEPORT PARKWAY, SUITE 175	§	CREDIT COMMISSIONER
IRVING, TEXAS 75063	§	
	§	STATE OF TEXAS

AGREED ORDER

The Office of Consumer Credit Commissioner (“OCCC”) issues this Agreed Order against Tax Loans USA, L.L.C. (“Tax Loans USA”) based on the violations of law described below.¹

Statement of Facts and Law

Tax Loans USA is a property tax lender licensed by the OCCC under Chapter 351 of the Texas Finance Code. Tax Loans USA operates under NMLS company ID 2724625 at one licensed location, under license number 54551. Tax Loans USA’s primary contact person is Tommy Lee, and its designated contact address is 8445 Freeport Parkway, Suite 175, Irving, Texas 75063.

A. Failure to Timely File Annual Reports

Under Chapter 351 of the Texas Finance Code and its implementing rules, a property tax lender must file annual reports with the OCCC.² A property tax lender must comply with all instructions from the OCCC relating to submitting the report.³ The report is due by March 31 of each year for the prior calendar year’s loan activity.⁴

Tax Loans USA did not file its 2020 annual report by the deadline of March 31, 2021. On June 25, 2021, the OCCC issued an Order to File Timely and Accurate Annual Reports against Tax Loans USA for failing to timely file its 2020 annual report. The order

¹ Tex. Fin Code § 14.208.

² Tex. Fin. Code § 351.164; 7 Tex. Admin. Code § 89.404.

³ 7 Tex. Admin. Code § 89.404.

⁴ 7 Tex. Admin. Code § 89.404; <https://occc.texas.gov/industry/property-tax-lenders/property-tax-lenders-annual-reports>

became final and enforceable. The order required Tax Loans USA to file its 2020 annual report, and to timely file complete and accurate future annual reports. Tax Loans USA ultimately filed its 2020 annual report.

Tax Loans USA did not file its 2021 annual report by the deadline of March 31, 2022. On June 10, 2022, the OCCC issued an Order Imposing Administrative Penalty against Tax Loans USA for failing to timely file its 2021 annual report. The Order required Tax Loans USA to file its 2021 annual report and to pay a \$500 administrative penalty. Tax Loans USA ultimately filed its 2021 annual report and paid the administrative penalty.

Tax Loans USA did not file its 2023 annual report by the deadline of March 31, 2024. On July 19, 2024, the OCCC issued an Order Imposing Administrative Penalty against Tax Loans USA for failing to file its 2023 annual report. The Order required Tax Loans USA to file its 2023 annual report and to pay a \$1,000 administrative penalty. Tax Loans USA ultimately filed its 2023 annual report and paid the administrative penalty.

Tax Loans USA did not file its 2024 annual report by the deadline of March 31, 2025.

By failing to timely file its 2020, 2021, 2023, and 2024 annual reports, Tax Loans USA violated Chapter 351 and its implementing rules. By failing to timely file its 2021, 2023, and 2024 annual reports, Tax Loans USA violated the OCCC's June 2021 Order to File Timely and Accurate Annual Reports. These violations were committed without exercise of due care.

On August 7, 2025, the OCCC issued an Order of Revocation against Tax Loans USA, based on Tax Loans USA's repeated failure to file timely annual reports. On August 15, 2025, Tax Loans USA filed its 2024 annual report with the OCCC.

B. Failure to maintain correct name and organizational form

Under Chapter 351's implementing rules, a property tax lender licensee must notify the OCCC of any change to the organizational form of the business.⁵ A licensee is responsible for ensuring that all contact information on file with the OCCC is current and correct.⁶

⁵ 7 Tex. Admin. Code § 89.304(a).

⁶ 7 Tex. Admin. Code § 89.306(c).

Tax Loans USA is licensed in NMLS, the OCCC's current system for licensing property tax lenders, under the name "Tax Loans USA, L.L.C." However, records of the Texas Secretary of State show that Tax Loans USA is authorized to do business under the name "Tax Loans USA, Ltd." and show the name "Tax Loans USA, L.L.C." in an inactive status.

By failing to maintain its correct name and organizational form in NMLS, Tax Loans USA violated Chapter 351's implementing rules.

Order & Agreement

In lieu of revoking Tax Loans USA's property tax lender license, the OCCC and Tax Loans USA enter this Agreed Order.

By signing below, Tax Loans USA acknowledges the violations described above, waives all rights to any hearing or appeal, agrees to pay the administrative penalty identified below, and otherwise agrees to comply with this Order and Texas law.

IT IS ORDERED that:

1. **No later than September 15, 2025**, Tax Loans USA must pay an administrative penalty in the amount of \$3,000.00 to the OCCC.
2. **No later than September 15, 2025**, Tax Loans USA must provide updated information in the records of the Texas Secretary of State, NMLS, or both, so that both systems show Tax Loans USA's correct name, organizational form, and contact information.
3. Tax Loans USA must comply with, and cease and desist from violating, the annual reporting requirement in Section 351.164 of the Texas Finance Code and Title 7, Section 89.404 of the Texas Administrative Code.
4. Tax Loans USA must ensure that all future annual reports are complete, accurate, and filed in a timely manner.
5. Tax Loans USA must ensure that it maintains its correct name, organizational form, and contact information in the OCCC's licensing system.
6. The Order of Revocation issued by the OCCC against Tax Loans USA on August 7, 2025, is withdrawn and replaced by this Agreed Order.

Violation of Order

If Tax Loans USA violates this Order, this may result in one or more of the following actions by the OCCC: (1) an administrative penalty of up to \$1,000 for each day of violation of this Order, or (2) suspension or revocation of Tax Loans USA's property tax lender license.⁷

Signed this 8th day of September, 2025.

/s/Leslie Pettijohn
Leslie L. Pettijohn
Consumer Credit Commissioner
State of Texas

AGREED:

/s/Tommy Lee
Tommy Lee
Director
Tax Loans USA, L.L.C.
(signed electronically with permission)

⁷ Tex Fin. Code §§ 14.208(c), 351.156.

CERTIFICATE OF SERVICE

I certify that on September 8, 2025, a true and correct copy of this Agreed Order has been sent to Tax Loans USA, L.L.C. by the following:

Tax Loans USA, L.L.C.

Attn: Tommy Lee,

Primary Company Contact

8445 Freeport Parkway, Suite 175

Irving, TX 75063

tlee@taxloansusa.com

☒ email

☐ eFileTexas.gov electronic service

☐ regular mail

☐ certified mail, return receipt requested

/s/Vivek V. Vedanarayanan

Vivek V. Vedanarayanan

Assistant General Counsel

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