

OCCC CASE NO. L25-137

IN THE MATTER OF:	§	BEFORE THE
	§	
NMLS ID: 2721218	§	OFFICE OF CONSUMER
RAPID TAX LENDING, LLC	§	
5161 SAN FELIPE ST., STE. 320-5098	§	CREDIT COMMISSIONER
HOUSTON, TEXAS 77056	§	
	§	STATE OF TEXAS

ORDER OF REVOCATION

The Office of Consumer Credit Commissioner (“OCCC”) issues this Order of Revocation against Rapid Tax Lending LLC. (“Rapid Tax Lending”) based on the violations of law described below.¹

Statement of Facts and Law

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

Rapid Tax Lending is a property tax lender licensed by the OCCC under Chapter 351 of the Texas Finance Code. Rapid Tax Lending operates under NMLS ID no. 2721218 at one licensed location, under license number 169344. Rapid Tax Lending’s compliance officer is Jennifer MacGeorge, and its designated contact address is 5161 San Felipe St., Ste. 320-5098, Houston, Texas 77056.

Rapid Tax Lending did not file its 2023 annual report by the deadline of March 31, 2024. On July 19, 2024, the OCCC issued an Order to File Timely and Accurate Annual Reports against Rapid Tax Lending for failing to timely file its 2023 annual report. The order required Rapid Tax Lending to timely file complete and accurate

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>

future annual reports. The order became final and enforceable. Rapid Tax Lending ultimately filed its 2023 annual report.

Rapid Tax Lending did not file its 2024 annual report by the deadline of March 31, 2025. On June 6, 2025, the OCCC issued an Order Imposing Administrative Penalty against Rapid Tax Lending for failing to timely file its 2024 annual report. The order required Rapid Tax Lending to file its 2024 annual report and pay a \$500 administrative penalty within 30 days of the date of the order. Rapid Tax Lending did not file its 2024 annual report within 30 days of the OCCC's June 2025 order, and did not pay the \$500 administrative penalty within 30 days of the OCCC's June 2025 order.

Authority

If the Consumer Credit Commissioner ("Commissioner") has reasonable cause to believe that a person is violating Chapter 351 of the Texas Finance Code, the Commissioner may issue an order to cease and desist from the violation, to take affirmative action, or both to ensure compliance.⁵

The Commissioner may revoke a property tax lender license if: (1) the license holder, knowingly or without exercise of due care, violates Chapter 351, a rule adopted under Chapter 351, or an order issued under Chapter 351; or (2) a fact or condition exists that, if it had existed or had been known to exist at the time of the original application for the license, clearly would have justified the Commissioner's denial of the application.⁶

By failing to timely file its 2023 and 2024 annual reports, Rapid Tax Lending violated Chapter 351 and its implementing rules. By failing to file its 2024 annual report by March 31, 2025, Rapid Tax Lending violated the OCCC's July 2024 Order to File Timely and Accurate Annual Reports. By failing to file its 2024 annual report and pay the \$500 administrative penalty within 30 days of the OCCC's June 2025 Order Imposing Administrative Penalty, Rapid Tax Lending violated the OCCC's Order Imposing Administrative Penalty. These violations were committed knowingly or without exercise of due care. These violations would have justified denial of Rapid Tax Lending's original license application, if these violations had existed or been known to exist at the time of the license application.

⁵ Tex. Fin. Code § 14.208(a).

⁶ Tex. Fin. Code § 351.156.

For these reasons, the Commissioner issues this Order of Revocation.

Order

IT IS ORDERED that:

1. The property tax lender license of Rapid Tax Lending, LLC, NMLS ID no. 2721218, license number 169344, is REVOKED.
2. Rapid Tax Lending must cease and desist engaging in the business of making, transacting, or negotiating property tax loans under Chapter 351 of the Texas Finance Code.
3. Rapid Tax Lending must cease and desist contracting for, charging, or receiving, directly or indirectly, in connection with a property tax loan under Chapter 351 of the Finance Code, any charge, including interest, compensation, consideration, or another expense.
4. Rapid Tax Lending must cease and desist foreclosing on real property in connection with property tax loans, and must cease and desist any foreclosure it has commenced in connection with a property tax loan.
5. **No later than 30 days after the date of this Order**, Rapid Tax Lending must perform a self-review and identify each outstanding property tax loan under Chapter 351 of the Texas Finance Code.
6. **No later than 30 days after the date of this Order**, for each outstanding property tax loan under Chapter 351, Rapid Tax Lending must do one of the following:
 - a. assign the loan to another person who holds a license under Chapter 351 or is otherwise authorized to hold property tax loans under Chapter 351; or
 - b. waive any outstanding balance (including any interest and fees), release any lien, and record any lien release in appropriate county property records. Rapid Tax Lending may not charge a fee to any person for releasing a lien or recording a release of lien.
7. **No later than 30 days after the date of this Order**, Rapid Tax Lending must create a spreadsheet labeled "L25-137RapidTaxLending." The spreadsheet must list each transaction for which Rapid Tax Lending

- waived an outstanding balance, each transaction for which Rapid Tax Lending released a lien, and each transaction that Rapid Tax Lending assigned to another person. The spreadsheet must include a row for each consumer and the following columns:
- a. Account number
 - b. First and last name of borrower
 - c. Date of loan
 - d. Dollar amount of any balance waived
 - e. Date on which any balance was waived
 - f. Date on which any lien was released
 - g. Name of any person to whom Rapid Tax Lending assigned the transaction
8. **No later than 30 days after the date of this Order**, Rapid Tax Lending must send a copy of the spreadsheet to the OCCC. The spreadsheet must be sent by email to Vivek Vedanarayanan at vivek.vedanarayanan@occc.texas.gov.
9. Rapid Tax Lending must retain transaction records for each loan or other credit transaction, including copies of any refund checks and any ledgers showing account credits, until the later of the following:
- a. the fourth anniversary of the date of the transaction; or
 - b. the second anniversary of the date on which the final entry is made in the record.
10. Rapid Tax Lending must allow the OCCC to investigate its records to verify compliance with this Order. If the OCCC requests any information regarding a loan or credit transaction, Rapid Tax Lending must provide the requested information within five days.

Violation of Order

If you violate this Order, the OCCC may impose an administrative penalty of up to \$1,000 for each day.⁷

⁷ Tex. Fin. Code § 14.208(c).

Right to Request Hearing

You have the right to request a hearing regarding this Order.⁸ To request a hearing, you must send a written hearing request to the OCCC no later than 30 days after the date of this Order.⁹ You must send your request to Vivek Vedanarayanan, Assistant General Counsel, by mail to 2601 N. Lamar Blvd., Austin, Texas 78705, or by email to vivek.vedanarayanan@occc.texas.gov.

If you request a hearing, a hearing on this matter will be set and conducted in accordance with Chapter 2001 of the Texas Government Code.¹⁰ If you fail to request a hearing by the deadline, this Order will be considered final and enforceable.¹¹

All communications with the OCCC concerning this matter must be through Vivek Vedanarayanan, Assistant General Counsel, who may be contacted by mail at 2601 N. Lamar Blvd., Austin, Texas 78705, by telephone at 512-936-7623, or by email at vivek.vedanarayanan@occc.texas.gov.

Signed this 18th day of November, 2025.

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

⁸ Tex. Fin. Code §§ 14.208(b), 351.156.

⁹ Tex. Fin. Code § 14.208(b).

¹⁰ Tex. Fin. Code § 14.208(b).

¹¹ Tex. Fin. Code § 14.208(c).

CERTIFICATE OF SERVICE

I certify that on November 18, 2025, a true and correct copy of this Order of Revocation has been sent to Rapid Tax Lending, LLC. by the following:

Rapid Tax Lending, LLC
Attn: Jennifer MacGeorge,
Compliance Officer
5161 San Felipe St., Ste. 320-5098
Houston, TX 77056
jmac@jlm-law.com

- email
- eFileTexas.gov electronic service
- regular mail
- certified mail, return receipt requested
#9214 8901 9403 8300 0042 7330 95

Rapid Tax Lending, LLC
Attn: TXRA Services LLC,
Registered Agent
5161 San Felipe St., Ste. 320-5098
Houston, TX 77056
firm@jlm-law.com

- email
- eFileTexas.gov electronic service
- regular mail
- certified mail, return receipt requested
#9214 8901 9403 8300 0042 7332 48

/s/Vivek V. Vedanarayanan
Vivek V. Vedanarayanan
Assistant General Counsel
Office of Consumer Credit Commissioner
State Bar No. 24127068
2601 N. Lamar Blvd.
Austin, TX 78705
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