

1. **Prohibition.**

PEREZ, except upon the prior written consent of OTS (acting through its Director or an authorized representative thereof) and any other “appropriate Federal financial institutions regulatory agency,” for purposes of 12 USC § 1818(e)(7)(B)(ii), shall not:

(a) hold any office in, or participate in any manner in the conduct of the affairs of, any institution or agency specified in 12 USC § 1818(e)(7)(A), including, but not limited to:

(i) any insured depository institution as defined in 12 USC § 1813(c);

(ii) any institution treated as an insured depository institution under 12 USC §§ 1818(b)(3) and 1818(b)(4) and any subsidiary thereof, or treated as a savings and loan holding company under 12 USC § 1818(b)(9) and any subsidiary thereof;

(iii) any insured credit union under the Federal Credit Union Act (12 USC §§ 1751 *et seq.*);

(iv) any institution chartered under the Farm Credit Act of 1971 (12 USC §§ 2001 *et seq.*);

(v) any appropriate Federal depository institution regulatory agency, within the meaning of 12 USC § 1818(e)(7)(D); and

(vi) the Federal Housing Finance Board and any Federal Home Loan Bank;

(b) solicit, procure, transfer, attempt to transfer, vote, or attempt to vote any proxy, consent, or authorization with respect to any voting rights in any institution described in 12 USC § 1818(e)(7)(A);

(c) violate any voting agreement previously approved by the “appropriate Federal banking agency” within the meaning of 12 USC § 1813(q); or

UNITED STATES OF AMERICA
Before The
OFFICE OF THRIFT SUPERVISION

In the Matter of)	Order No.: MW-08-07
)	
)	
HECTOR PEREZ)	Effective Date: June 20, 2008
)	
Former Institution-Affiliated Party of)	
Guaranty Bank)	
Dallas, Texas)	
OTS Docket No. 08534)	

STIPULATION AND CONSENT TO THE ISSUANCE OF AN
ORDER OF PROHIBITION

WHEREAS, the Office of Thrift Supervision (OTS), acting by and through its Regional Director for the Midwest Region (Regional Director), and based upon information derived from the exercise of its regulatory and supervisory responsibilities, has informed Hector Perez (PEREZ), a former contract employee of Guaranty Bank, Dallas, Texas, OTS Docket No. 08534 (Association), that grounds exist to initiate an administrative prohibition proceeding against him pursuant to 12 USC § 1818(e); and

WHEREAS, the Regional Director, pursuant to delegated authority, is authorized to issue Orders of Prohibition where the individual has consented to the issuance of an order; and

WHEREAS, PEREZ desires to cooperate with OTS and to avoid the time and expense of such administrative prohibition proceeding by entering into this Stipulation and Consent to the Issuance of an Order of Prohibition (Stipulation) and, without admitting or denying that such

grounds exist, or the Findings of Fact or opinions and conclusions of OTS, but only admitting the statements and conclusions in Paragraph 1 below concerning Jurisdiction, hereby stipulates and agrees to the following:

1. Jurisdiction.

(a) the Association is a “savings association” within the meaning of 12 USC § 1813(b) and 12 USC § 1462(4). Accordingly, the Association is an “insured depository institution” as that term is defined in 12 USC § 1813(c);

(b) PEREZ is a former contract employee of the Association and is an “institution-affiliated party” as defined in 12 USC § 1813(u) and served in such capacity within six (6) years of the Effective Date as shown on the first page (see 12 USC § 1818(i)(3)); and

(c) Pursuant to 12 USC § 1813(q), the Director of OTS is the “appropriate Federal banking agency” with jurisdiction to maintain an administrative prohibition proceeding against savings associations and institution-affiliated parties. Therefore, PEREZ is subject to the jurisdiction of OTS to initiate and maintain an administrative prohibition proceeding against him pursuant to 12 USC § 1818(e).

2. OTS Findings of Fact.

PEREZ had been employed as a contract employee at Guaranty Bank’s Customer Contact Center in Austin, Texas at all times pertinent to the events described herein. OTS finds that PEREZ misappropriated over \$80,000 in funds from customer accounts between March 2006 and May 2006. Accordingly:

(a) PEREZ has, directly or indirectly, violated (as defined in 12 USC § 1813(v)) a law or regulation, and/or a final cease-and-desist order and/or a condition imposed in writing by a Federal banking agency in connection with the grant of an application or other request by the

Association and/or any written agreement between the Association and OTS; and/or engaged or participated in any unsafe or unsound practices in connection with the Association; and/or committed or engaged in any act, omission, or practice which constitutes a breach of his/her fiduciary duty;

(b) And, by reason of such violation, practice, or breach by PEREZ, the Association has suffered or will probably suffer financial loss or other damage; and/or the interests of the Association's depositors have been or could be prejudiced; and/or PEREZ has received financial gain or other benefit by reason of such violation, practice, or breach;

(c) And, such violation, unsafe or unsound practice, or breach by PEREZ: involves personal dishonesty on the part of PEREZ; and/or demonstrates willful or continuing disregard by PEREZ for the safety or soundness of the Association.

3. Consent.

PEREZ consents to the issuance by OTS of the accompanying Order of Prohibition (Order). PEREZ further agrees to comply with the terms of the Order upon the Effective Date of the Order and stipulates that the Order complies with all requirements of law.

4. Finality.

The Order is issued by OTS under 12 USC § 1818(e) and upon the Effective Date it shall be a final order, effective and fully enforceable by OTS under the provisions of 12 USC § 1818(i).

5. Waivers.

PEREZ waives the following:

(a) The right to be served with a written notice of OTS's charges against her as provided by 12 USC § 1818(e) and 12 CFR Part 509;

(b) The right to an administrative hearing of OTS's charges against her as provided by 12 USC § 1818(e) and 12 CFR Part 509;

(c) The right to seek judicial review of the Order, including, without limitation, any such right provided by 12 USC § 1818(h), or otherwise to challenge the validity of the Order; and

(d) Any and all claims against OTS, including its employees and agents, and any other governmental entity for the award of fees, costs or expenses related to this OTS enforcement matter and/or the Order, whether arising under common law, federal statutes or otherwise.

6. OTS Authority Not Affected.

Nothing in this Stipulation or accompanying Order shall inhibit, estop, bar or otherwise prevent OTS from taking any other action affecting PEREZ if at any time OTS deems it appropriate to do so to fulfill the responsibilities placed upon OTS by law.

7. Other Governmental Actions Not Affected.

PEREZ acknowledges and agrees that his consent to the issuance of the Order is solely for the purpose of resolving the matters addressed herein, consistent with Paragraph 6 above, and does not otherwise release, discharge, compromise, settle, dismiss, resolve, or in any way affect any actions, charges against, or liability of PEREZ that arise pursuant to this action or otherwise, and that may be or have been brought by any governmental entity other than OTS.

8. Acknowledgment of Criminal Sanctions.

PEREZ acknowledges that the Stipulation and Order are subject to the provisions of 12 USC § 1818(j), which includes potential imprisonment of not more than five (5) years and/or a fine of not more than \$1,000,000 for his knowing participation, directly or indirectly, in any manner, in the conduct of the affairs of an institution as set forth in the Order.

