

A  
**Proactive  
Compliance  
Partnership**

*Stay  
a Step Ahead  
of the  
Regulators*

**Be Prepared**

It is only a matter of time before State or Consumer Finance Protection Bureau (“CFPB”) Regulators are examining your compliance with the rash of new and changed mortgage origination regulations.

**Stay a Step Ahead  
of the Regulators**

- Arrange an independent **Pre-Examination Assessment** and correct any compliance issues before the Regulators show up on your doorstep.
- Our confidential **Pre-Examination Assessment** covers recent regulatory additions and changes from applicable States, as well as the new CFPB and relevant Federal Acts over which it has jurisdiction.

**Our Pre-Examination Assessment**

- Define scope of applicable State and Federal Regulations to be considered and arrange the work
- Review relevant policies, procedures and documentation
- Conduct an office visit for interviewing key personnel and reviewing associated mortgage origination processes
- Select sample loans and assess compliance with applicable Regulations and internal policies and procedures from start to finish
- Document recommendations and review with management

**Primary Areas of Focus**

- Relevant States
- RESPA (the new GFE, etc.)
- TILA/MDIA (the new TIL, timing of disclosure, cooling-off period, etc.)
- FCRA/FACTA (added use of credit, Red Flags Compliance, etc.)
- Dodd-Frank (appraisal process, originator compensation rules and various other new Regulations to be enacted in 2011)
- Others, as requested

## Our National Regulatory Expert

### *Penny Showalter*

*Ms. Showalter has worked in the mortgage and banking industry for over 25 years. She has extensive background in all areas of loan production and has held senior management positions in Operations, Credit Administration, Business Development, Internal Audit and Compliance. Penny has designed several compliance-based manuals and co-wrote Basics of Quality Control which is sold by the Mortgage Bankers Association. She earned her Certified Mortgage Banker ("CMB") designation in 2004. She has done significant work in the areas of Predatory Lending, Privacy, and Quality Control. She has taught at the American School of Mortgage Banking, the Association of Professional Mortgage Women and has served on the Advisory Board of the University of California, Northridge and Mortgage Certification Program and is a frequent speaker for the MBA and CMBA. She is the former Vice Chairman of the MBA Legal Issues & Regulatory Compliance Committee and serves on the MBA Steering Committees for Loan Administration, Quality Assurance and Fraud & Ethics.*

## MLinc Compliance Resume

- Vast experience across all aspects of mortgage lending.
- Federal/state/agency regulatory expertise.
- Recognized leader in RESPA compliance.
- Leadership in mortgage industry national committees.
- Extensive experience in developing and conducting training programs.
- Frequent speaking engagements for mortgage industry groups.
- Active participation in e-mail groups of compliance specialists throughout the country.
- In regular receipt of numerous law firm newsletters and alerts.
- Research support from nationally-recognized mortgage legal experts.

*MLinc is a nationwide provider of expertise, insight and innovative solutions to the mortgage industry.*

**MLinc** Mortgage Solutions

A better way to work

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