

# Consumer Finance

## Overview

Carlton Fields has extensive experience representing banks and other financial service industry clients in state, federal and bankruptcy court litigation, and arbitration. In addition to defending banks in high stakes individual and class action consumer litigation, our lawyers counsel and advise the industry on data security, cyber risk, and compliance with federal and state consumer financial protection laws and regulations, including Consumer Financial Protection Bureau (CFPB) regulations.

## Litigation

Carlton Fields has developed effective, efficient, and seamless approaches to handling consumer finance litigation for its banking and servicer clients. We provide value by removing the burden of case administration from them, and imposing controls on the process and costs. Additionally, we view the big picture, continually assessing our clients' reputational and portfolio-level risks. We understand which matters are suitable for settlement or appeal, and which are not based on their broader implications. Our methods have included the following components: **Agreed-Upon Pricing and Staffing**

We offer various staffing and pricing options for clients to meet their internal budget and case management needs. We have substantial experience with alternative fee arrangements including fixed fee agreements. While alternative fee arrangements are not appropriate for every situation, we have successfully implemented various beneficial methodologies to control costs and create more certainty for our clients in their budgeting and risk assessment. **Team Approach**

To further help clients manage their matters, we have created streamlined matter intake and management processes. One key to our success is tailoring teams to meet the client's needs. Our firmwide system can create a single point of contact for case referral and intake as well as a means for the client to obtain quick and accurate information on the referred matter. For clients with a high volume of cases in a geographic area, we also make an office "team leader" responsible for oversight of all the client's matters within that office's geographical territory. **Escalation Criteria**

Whether a case is assigned to us at inception, or reaches us after prior counsel has encountered difficulties, we assess each matter and make an impartial recommendation to our clients regarding its appropriate management and assignment, based on factors such as the amount of real exposure, likelihood of trial, and the scope of reputational or portfolio-wide risk. If a matter does not rise to a level that requires our services, we say so – and offer to monitor it if needed. Our goal is to ensure that high-risk, high-exposure cases get the attention they deserve while matters

that present minimal risk and exposure do not take up a disproportionate amount of time or money. **Portfolio Level and Reputational Risk**

A key element of our services is our ongoing work with our clients to limit or eliminate portfolio level and reputational risk. We accomplish this by continually offering in-person, teleconference, and video conference training on issues such as deposition preparation and trial testimony, affidavit preparation, and verification compliance. We also offer one-on-one training for first-time witnesses including senior management. Our goal is to provide each person presented to the public as the face of the client with the tools and skills to accurately and effectively communicate our client's position, as well as the strength of their company policies and procedures. We also provide guidance on when, how, and whether to press an emerging issue. Each trial court, appellate court, and federal district court has its own idiosyncrasies and personality. We help our clients make strategic decisions based on our extensive knowledge of these courts. This ensures that the right issue is presented in the right place at the right time. Our ultimate goal is to either obtain results with positive portfolio-wide impact, or avoid decisions that may result in adverse consequences that extend beyond the single matter.

## Data Security and Cyber Risk

### **Data Security/Cloud Computing**

As regulatory bodies increasingly focus on privacy and data security concerns, information technology departments and vendors more heavily rely on cloud computing to control IT spending and simplify infrastructure management. Compliance with the regulatory requirements, however, is often hindered by the loss of control that typically occurs when using cloud computing solutions. As a result, to ensure that regulatory requirements are not inadvertently jeopardized, special care is required when attempting to realize the benefits of cloud computing. These issues are especially acute for financial institutions because of the valuable and confidential nature of the information they process, and their regulatory and statutory commitments to safeguard financial and personal identifying information. We help financial institutions to take advantage of the cost savings made possible by cloud computing, while ensuring that vendor contracts address the important compliance and data privacy issues. **Data Privacy/Data Breach**

Carlton Fields provides compliance assistance regarding the privacy and security of individually identifiable data. Our practice addresses state and federal privacy laws and regulations, including Gramm-Leach-Bliley and HIPAA, as well as the privacy and security standards used in various industries. We help clients implement policies and procedures that meet state and federal privacy and security law requirements. For example, we help clients with the implementation of company-wide privacy and security policies concerning the protection of sensitive data such as patient information. We have also facilitated programs and modules to train company employees on these policies. We assist clients that have experienced a data breach due to theft (e.g., stolen laptops and servers) or accident (e.g., natural disasters, lost backup tapes). Because most laws in this area have strict response times, an organization must promptly respond to any data breach. Our representation includes: analysis of data breach notification laws throughout the United

States; preparation of notice letters and media notices of data breach; preparation of identity theft “Frequently Asked Questions” for use in advising individuals whose information was breached; and assistance in compliance with state and federal self-reporting requirements. We also provide risk assessment and management advice in an effort to reduce the likelihood of future data breaches.

## Regulatory Compliance and Response

Before the CFPB opened for business in 2011, Carlton Fields lawyers regularly represented and counseled financial service industry clients on federal and state consumer financial regulations, including the Fair Credit Billing Act, the Fair Credit Reporting Act (FCRA), the Truth in Lending Act (TILA), the Real Estate Settlement Procedures Act (RESPA), the Telephone Consumer Protection Act (TCPA), and various state consumer financial protection statutes. The CFPB now supervises consumer financial services companies and depository institutions with assets exceeding \$10 billion for consumer protection purposes, and implements and enforces “federal consumer financial law,” including TILA, RESPA, and the FCRA, as well as the Consumer Financial Protection Act of 2010 (CFPA), which broadly prohibits “unfair, deceptive, or abusive acts and practices” in connection with offering consumer financial products and services, and the new CFPB regulations applicable to origination and servicing of mortgage and other consumer loans, credit reporting, fair lending, debt collection, and other consumer financial products and services. Carlton Fields lawyers have navigated the thousands of pages of new CFPB regulations and enforcement orders and counsel consumer financial industry clients on the new regulatory requirements, and the development of procedures, policies, and programs to assure compliance. We also represent clients in responding to subpoenas, civil investigative demands, and other information requests from state financial regulators, attorneys general, and the CFPB.

## Featured Insights

## Experience

### Representative Consumer Finance Cases

#### *Reported Decisions*

- *Wachovia Mortg. Corp. v. Posti*, 166 So. 3d 944 (Fla. 4th DCA 2015) (reversing final judgment in favor of borrower).
- *Hollingsworth v. Deutsche Bank Nat'l Tr. Co.*, 170 So. 3d 810 (Fla. 1st DCA 2015) (affirming denial of relief to borrower).

- *Bloch v. Wells Fargo Home Mortg.*, 755 F.3d 886 (11th Cir. 2014), *cert. denied*, 572 U.S. 1151 (2014) (affirming district court's granting of summary judgment to Wells Fargo).
- *Tribble v. Deutsche Bank Nat'l Trust Co.*, No. 9:13-cv-80938, 2014 WL 186126 (S.D. Fla. Jan. 16, 2014) (granting motion to dismiss complaint against bank).
- *Holcomb v. Fed. Home Loan Mortg. Corp.*, No. 9:10-cv-81186, 2012 WL 718814 (S.D. Fla. Mar. 5, 2012) (granting motion for final summary judgment in favor of lender).
- *Mayor & City Council of Baltimore v. Saxon Mortg. Inc.*, No. 23651-14 (D. Md. 2015) (obtaining dismissal of action against lender alleging certain violations related to abandoned property and seeking fines/violations).
- *Grave v. Wells Fargo Bank, N.A.*, No. 0:14-cv-60975 (S.D. Fla. Sept. 9, 2015). Judgment entered in Wells Fargo's favor after trial before district court seeking punitive damages. District court concluded that borrower failed to establish that she had been advised to stop making payments to obtain a loan modification or that this claim presented a basis for awarding damages.
- *Market Tampa Invs. LLC, v. U.S. Bank, N.A.*, 177 So. 3d 31 (Fla. 2d DCA 2015). Affirming lower court ruling that investor who purchased property after recording of lis pendens did not have the right to intervene in subsequent foreclosure case.
- *Brown v. Ocwen Loan Servicing, LLC*, No. 8:14-cv-03454, 2015 WL 5008763 (D. Md. Aug. 20, 2015) (obtained dismissal for securitized trust's sponsor and depositor in action alleging fraud, violations of TILA, HOEPA and RESPA, and various other claims).
- *Vasilevskiy v. Wachovia Bank, N.A.*, 171 So. 3d 192 (Fla. 5th DCA 2015). Affirming judgment for lender. Holding that notice of intent to accelerate required by mortgage was sufficient even though it provided only 28 days to cure where claimed error was not a material breach of the mortgage.
- *Jean-Baptiste v. Saxon Mortg. Servs., Inc.*, No. CAE13-04688 (Md. Cir. Ct. July 16, 2015) (obtaining dismissal of lawsuit against servicer/lender alleging violations of TILA, Maryland's Consumer Protection Act, and RESPA and asserting claims of rescission, conversion, wrongful foreclosure, and breach of fiduciary duty).
- *Wells Fargo Bank, N.A. v. Michaels*, 166 So. 3d 226 (Fla. 5th DCA 2015). Reversing order dismissing foreclosure action where trial court failed to provide proper notice of trial. Holding order entered without notice is void.
- *Wachovia Mortg. Corp. v. Posti*, 166 So. 3d 944 (Fla. 4th DCA 2015). Reversing judgment for borrower entered after trial. Holding that trial court lacked jurisdiction to order lender/servicer to enter into a loan modification with the borrower.

- *Bank of Am. v. Asbury*, 165 So. 3d 808 (Fla. 2d DCA 2015). Reversing entry of summary judgment in favor of borrower where borrower failed to plead ground argued as basis for entry of summary judgment.
- *SMI Home Mortg. v. Hakanjin*, No. 10870/2009 (N.Y. Sup. Ct.) (obtaining discharge of erroneous satisfaction of mortgage and declaration that CEMAs are valid and subsisting liens on the subject premises, taking priority over other liens); *SMI Home Mortg. v. Sakla*, No. 005220/2009 (N.Y. Sup. Ct.); *Craig v. Saxon Mortg. Servs. Inc.*, No. 2:13-cv-04526, 2015 WL 171234 (E.D.N.Y. Jan. 13, 2015) (obtaining dismissal of complaint alleging fraud, unjust enrichment, violations of the FDCPA and TILA, and other claims against lender/mortgage servicer); *SMI Home Mortg. v. Downs*, No. 18262/2009 (N.Y. Sup. Ct. 2014); *SMI Home Mortg. v. Goodman*, No. 23786/2009 (N.Y. Sup. Ct.); *SMI Home Mortg. v. Coyne*, No. 17838/2009 (N.Y. Sup. Ct. 2014).
- *Deramo v. Laffey*, No. 15061/2011 (N.Y. Sup. Ct. 2014) (mortgage servicer not liable in action to determine adverse claims to property under New York's Real Property and Proceedings Law).
- *Whittaker v. Wells Fargo Bank, N.A.*, No. 6:12-cv-00098, 2014 WL 5426497 (M.D. Fla. Oct. 23, 2014). Entering summary judgment in favor of Wells Fargo on RESPA and TILA claims. Borrower alleged that Wells Fargo failed to timely respond to QWR and failed to properly apply a credit balance on the account.
- *Roman v. Wells Fargo Bank, N.A.*, 143 So. 3d 489 (Fla. 5th DCA 2014). Holding that notice of default was effective when mailed and there was nothing in the mortgage requiring a lender/servicer to prove receipt.
- *Bloch v. Wells Fargo Bank, N.A.*, 755 F.3d 886 (11th Cir. 2014). Affirmed summary judgment in favor of investor and servicer. Held no private right of action under HAMP, and that TPP offer letter cannot form the basis of a binding contract or create grounds for claiming promissory estoppel.
- *Suero-Sosa v. Saxon Mortg. Servs., Inc.*, 112 A.D.3d 706 (N.Y. App. Div. 2013) (mortgage servicer not liable in tort for a plaintiff's alleged injuries).
- *Wells Fargo Bank, N.A. v. Morcom*, 125 So. 3d 320 (Fla. 5th DCA 2013). Appellate court reversed lower court finding that Florida's uniform commercial code required that an entity foreclosing a mortgage must be both the owner and holder of the mortgage and note. Held that a holder may foreclose in its own right.

- *Kenechi Thomas v. Westlake Fin. Servs.*, No. 05-2012-CC-065887 (Fla. Cir. Ct.). A consumer under two retail motor vehicle installment contracts sued the indirect lender in county court for violations of the FDCPA, the TCPA, breach of contract, unfair practices, and other consumer claims. Counterclaims were filed on both contracts. After a nonjury trial, the court ruled against the consumer on all the claims, and in favor of the lender on the contracts, and awarded the lender \$60,000 in attorneys' fees against the consumer.
- *Matlock v. Medicredit, Inc. & U.S. Collections, Inc.*, No. 8:13-cv-00153 (M.D. Fla. 2013). A putative nationwide class action against a consumer debt collection company for violations of the TCPA as a result of dozens of calls to the consumer's cell phone made without her consent. A dismissal was obtained by serving an offer of judgment on the class representative before class certification, even though an initial motion to certify the class had already been filed with the first amended complaint. The plaintiff filed an amended complaint after a motion was filed asserting she had improperly sued the holding company, at which time the court denied the pending motion to certify as moot. Before a renewed motion to certify was filed, we served an offer of judgment and, after it was rejected, a motion to dismiss the claims as moot. Rather than oppose the motion to dismiss, the plaintiff voluntarily dismissed the case, and the court entered an order of dismissal. The plaintiff later attempted to join another class action in California but was unsuccessful there as well based on the Florida order.
- *U.S. Bank, N.A. v. Marion*, 122 So. 3d 398 (Fla. 2d DCA 2013). Appellate court reversed lower court finding that verification of residential foreclosure complaint cannot be done by employee of mortgage loan servicer. Held that nothing in the verification rule imposed the requirements demanded by the lower court.
- *City of Palm Bay v. Wells Fargo Bank, N.A.*, 114 So. 3d 924 (Fla. 2013). Affirmed the lower appellate court on a certified question. Held that an ordinance enacted by the City of Palm Bay (and more than 100 other local jurisdictions) was invalid as being in conflict with state statutory law.
- *Citron v. Wachovia Mortg., FSB*, 922 F. Supp. 2d 1309 (M.D. Fla. 2013). Judgment entered in favor of Wachovia Mortgage on TILA rescission claims after trial before district court. District court rejected testimony of borrowers as not credible. District court also held that borrowers waived right of rescission under TILA.
- *Kunzelmann v. Wells Fargo Bank, N.A.*, No. 9:11-cv-81373, 2013 WL 139913 (S.D. Fla. Jan. 10, 2013). District court denied certification of nationwide class of borrowers making claims relating to lender-placed hazard insurance. Matter was ultimately dismissed by the court for lack of CAFA jurisdiction after certification was denied.

- *Foley v. Wells Fargo Bank, N.A.*, No. 0:11-cv-62314, 2012 WL 4829124 (S.D. Fla. Sept. 28, 2012). A decision of first impression on the issue of what actions trigger notice obligations under the 2009 amendments to TILA. Judgment entered in favor of Wells Fargo after trial before district court. District court held that Wells Fargo, as servicer, was not liable for claimed violation of TILA provision 15 U.S.C. § 1641(g), which requires notice of transfer of ownership of mortgage loans.
- *Holcomb v. Fed. Home Loan Mortg. Corp.*, No. 9:10-cv-81186, 2012 WL 718814 (S.D. Fla. Mar. 5, 2012). One of the few reported decisions that applies and analyzes TILA rescission rights in instances where a same lender refinance transaction occurred. Granted summary judgment in Freddie Mac's favor. Applied partial right of rescission provisions under TILA.
- *Brake v. Wells Fargo Fin. Sys. Fla., Inc.*, No. 8:10-cv-00338, 2011 WL 6412430 (M.D. Fla. Dec. 21, 2011). This decision exemplifies the "kitchen sink" approach to claims typically brought against lenders and servicers. It provides a detailed analysis and examination of these claims before adopting our argument for dismissing the fraud, negligence, promissory estoppel, and National Housing Act claims.
- *Brigliadora v. Wells Fargo Bank, N.A.*, 447 F. App'x 941 (11th Cir. 2011). Affirmed lower court dismissal of complaint. Applied TILA provisions permitting reduction in available credit for home equity lines of credit.
- *Holcomb v. Fed. Home Loan Mortg. Corp.*, No. 9:10-cv-81186, 2011 WL 5080324 (S.D. Fla. Oct. 26, 2011). A decision of first impression on whether an investor can be held vicariously liable for a servicer's failure to comply with a borrower's request for information under TILA section 15 U.S.C. § 1641(f)(2), as amended in 2009. The district court found that TILA does not provide for vicarious liability.
- *U.S. Bank, N.A. v. Paiz*, 68 So. 3d 940 (Fla. 3d DCA 2011). This decision presents a detailed analysis and review of the law's application to post-trial motions seeking to overturn foreclosure judgments. The appellate court adopted our analysis as to what facts and allegations are necessary to provide a basis to set aside a foreclosure judgment.
- *Korte v. U.S. Bank, N.A.*, 64 So. 3d 134 (Fla. 4th DCA 2011). A decision of first impression on the issue of whether prejudgment sanctions can be imposed against a borrower and her counsel for prosecuting frivolous claims and defenses for the purpose of delay. The appellate court held that where a borrower or her counsel engage in delay tactics, the trial court may order prejudgment delay damages in the form of interest, attorneys' fees, and costs, to be deposited into the registry of the court, pending the outcome of the case. This decision has had a substantial deterrent effect on borrowers engaging in delay tactics to avoid foreclosure.

## **National Class Actions**

- *Cannon v. Wells Fargo Bank N.A.*, 917 F. Supp. 2d 1025 (N.D. Cal. 2013). Motion to dismiss granted in putative class action challenging certain lender-placed insurance practices.
- *Cohen v. Am. Sec. Ins. Co.*, 735 F.3d 601 (7th Cir. 2013). Affirming dismissal of putative national class action alleging fraud and breach of contract regarding lender-placed insurance.
- *Dobish v. M&T Bank Corp.*, No. 1:13-cv-01098 (W.D.N.Y. 2013). Putative class action alleging multiple claims and theories of liability in connection with lender-placed insurance; plaintiff voluntarily dismissed all claims after defendants filed motions to dismiss.
- *Doyle v. OneWest Bank, FSB*, No. 2:13-cv-05951 (C.D. Cal. 2013). Insurer removed, severed, and transferred to federal court putative class action alleging multiple claims and theories of liability in connection with lender-placed insurance; plaintiff voluntarily dismissed the action.
- *Kolbe v. BAC Home Loans Servicing, LP*, 738 F.3d 432 (1st Cir. 2013). Represented amicus curiae in case that affirmed in part the dismissal of a putative class action alleging breach of contract and breach of the implied covenant of good faith and fair dealing regarding lender-placed insurance practices.
- *Lauren v. PNC Bank, N.A.*, 296 F.R.D. 389 (W.D. Pa. 2014). Motion to dismiss granted in putative nationwide class action against hazard insurer alleging unjust enrichment and challenging certain practices related to lender-placed insurance.
- *Miller v. Wells Fargo Bank, N.A.*, 994 F. Supp. 2d 542 (S.D.N.Y. 2014). Motion to dismiss granted for insurer in putative class action alleging, *inter alia*, breach of contract and violations of RICO and state consumer protection statutes in connection with placement of lender-placed insurance.
- *Rapp v. Green Tree Servicing, LLC*, No. 0:12-cv-02496, 2013 WL 3992442 (D. Minn. Aug. 5, 2013). Motion to dismiss granted for insurer in putative class action alleging breach of contract and unjust enrichment in connection with placement of lender-placed insurance.
- *Roberts v. Wells Fargo Bank, N.A.*, No. 4:12-cv-00200, 2013 WL 1233268 (S.D. Ga. Mar. 27, 2013). Dismissal of putative class action alleging, *inter alia*, unjust enrichment and aiding and abetting breach of fiduciary duty in connection with lender-placed insurance; stay of claims pending certified question concerned filed-rate doctrine.

### **Other representative consumer finance matters**

- Counseling national mortgage loan servicer on compliance with new CFPB servicer regulations
- Counseled national and local indirect auto lenders on compliance with FCRA, ECOA, TCPA, and CFPB regulations
- Counseling national debt collection companies on TCPA, FDCPA, and FCCPA regulations



- Defended multinational bank card issuer in several consumer cases alleging violations of FCRA and FCBA
- Defended several class actions alleging claims based on lender placed credit insurance
- Defended several class actions alleging TCPA violations
- Defended national class action alleging violations of FDCPA
- Defended national payment posting class action against international credit card bank
- Represented local and national indirect retail consumer motor vehicle finance lenders in general litigation, consumer bankruptcy litigation, and in defense of consumer claims for alleged violations of the TCPA, FCCPA, and other consumer protection laws
- Counseled indirect auto lenders on dealer agreements, guaranties, retail installment contracts, and compliance with TCPA, FCCPA, FDCPA, FCRA

## Insights

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Robocalling into Florida: A Dicey Gamble in an Evolving Legal Landscape

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07.15.2022

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07.01.2022

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06.24.2022

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06.17.2022

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06.10.2022

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06.03.2022

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05.27.2022

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05.20.2022

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05.13.2022

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05.06.2022

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05.06.2022

Why Every State Should Require Financial Literacy Education, as Florida Does

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04.29.2022

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04.22.2022

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02.26.2022

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01.29.2022

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12.28.2021

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12.18.2021

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12.11.2021

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12.03.2021

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11.26.2021

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11.19.2021

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11.12.2021

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10.29.2021

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09.24.2021

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09.03.2021

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08.27.2021

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08.20.2021

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07.02.2021

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06.25.2021

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05.28.2021

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05.21.2021

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11.06.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending November 6, 2020

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10.30.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending October 30, 2020

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10.16.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending October 16, 2020

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10.09.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending October 9, 2020

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10.02.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending October 2, 2020

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09.25.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending September 25, 2020

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09.18.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending September 18, 2020

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09.11.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending September 11, 2020

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09.04.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending September 4, 2020

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08.28.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending August 28, 2020

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08.21.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending August 21, 2020

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08.14.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending August 14, 2020

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08.07.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending August 7, 2020

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07.31.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 31 , 2020

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07.24.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 24 , 2020

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07.17.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 17, 2020

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07.10.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 10, 2020

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07.03.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 3, 2020

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06.26.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending June 26, 2020

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06.19.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending June 19, 2020

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06.12.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending June 12, 2020

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06.05.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending June 5, 2020

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05.29.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 29, 2020

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05.22.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 22, 2020

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05.15.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 15, 2020

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05.08.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 8, 2020

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05.01.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 1, 2020

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04.24.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending April 24, 2020

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04.17.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending April 17, 2020

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04.10.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending April 10, 2020

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04.03.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending April 3, 2020

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03.27.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending March 27, 2020

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03.26.2020

Loan Restructuring and Forbearance Agreements in the Face of COVID-19 – The Hotel Borrower’s Perspective

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03.20.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending March 20, 2020

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03.19.2020

Loan Restructuring and Forbearance Agreements in the Face of COVID-19 – The Lender’s Perspective

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03.13.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending March 13, 2020

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03.06.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending March 6, 2020

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02.28.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending February 28, 2020

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02.21.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending February 21, 2020

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02.19.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending February 14, 2020

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02.19.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending February 7, 2020

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02.12.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending January 31, 2020

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01.30.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending January 24, 2020

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01.30.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending January 17, 2020

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01.10.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending January 10, 2020

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01.03.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending January 3, 2020

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12.20.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending December 20, 2019

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12.12.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending December 6, 2019

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12.06.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 29, 2019

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12.02.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 22, 2019

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12.02.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 15, 2019

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11.13.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 8, 2019

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11.08.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 1, 2019

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10.30.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending October 18, 2019

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10.11.2019

Financial Services & Title Insurance Update: Week Ending October 11, 2019

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10.05.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending October 4, 2019

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09.27.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending September 27, 2019

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09.20.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending September 20, 2019

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09.13.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending September 13, 2019

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09.07.2019

Financial Services Update: Week Ending September 6, 2019

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08.30.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending August 30, 2019

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08.23.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending August 23, 2019

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08.16.2019

Real Property & Financial Services Update: Week Ending August 16, 2019

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08.09.2019

Real Property, Financial Services, & Title Insurance Update: July 22 - August 9, 2019

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07.20.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending July 19, 2019

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07.18.2019

How Broad Is the Scope of the CCPA's Standing Provision Under Section 1798.150(a)(1)?

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07.05.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending July 5, 2019

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06.29.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending June 28, 2019

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06.22.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending June 21, 2019

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06.15.2019

Real Property & Financial Services Update: Week Ending June 14, 2019

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06.08.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending June 7, 2019

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05.31.2019

Real Property & Financial Services Update: Week Ending May 31, 2019

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05.24.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending May 24, 2019

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05.17.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending May 17, 2019

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05.10.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending May 10, 2019

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04.27.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending April 26, 2019

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04.20.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending April 19, 2019

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04.13.2019

Financial Services Update: Week Ending April 12, 2019

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04.04.2019

Life Insurer Permitted to Adjust Policy Proceeds Pursuant to Misstatement-of-Age Provision

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04.04.2019

Individual Indexed Annuities Viewed as Installment Contracts for Statute-of-Limitations Purposes

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03.23.2019

Financial Services & Title Insurance Update: Week Ending March 22, 2019

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03.16.2019

Real Property & Financial Services Update: Week Ending March 15, 2019

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03.09.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending March 8, 2019

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03.02.2019

Financial Services & Title Insurance Update: Week Ending March 1, 2019

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02.23.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending February 22, 2019

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02.09.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending February 8, 2019

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02.02.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending February 1, 2019

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01.26.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending January 25, 2019

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01.12.2019

Financial Services Update: Week Ending January 11, 2019

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12.28.2018

Financial Services Update: Week Ending December 28, 2018

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12.21.2018

Real Property & Financial Services Update: Week Ending December 21, 2018

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12.14.2018

Financial Services Update: Week Ending December 14, 2018

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11.23.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending November 23, 2018

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11.16.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending November 16, 2018

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11.10.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending November 9, 2018

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10.29.2018

Real Property & Financial Services Update: Week Ending October 26, 2018

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10.22.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending October 19, 2018

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08.18.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending August 10 & 17, 2018

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07.28.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending July 27, 2018

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06.23.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending June 15 & 22, 2018

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05.25.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending May 18 & 25, 2018

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05.15.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending May 11, 2018

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04.24.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending April 6 & 13, 2018

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04.02.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending March 23, 2018

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03.23.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending March 9 & 16, 2018

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03.05.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending March 2, 2018

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03.01.2018

Real Property & Financial Services Update: Weeks Ending February 16 & 23, 2018

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02.14.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending February 9, 2018

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01.24.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending January 12, 2018

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12.18.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending December 1 & 8, 2017

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11.30.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending November 17 & 24, 2017

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11.14.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending November 3 & 10, 2017

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10.30.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending October 20 & 27, 2017

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10.17.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending October 6 & 13, 2017

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10.09.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending September 22 & 29, 2017

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09.26.2017

Jump in Credit Scores Means Dip in Underwriting Predictability

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09.20.2017

Real Property & Title Insurance Update: Weeks Ending September 8 & 15, 2017

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09.05.2017

Real Property & Title Insurance Update: Week Ending September 1, 2017

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08.31.2017

Real Property & Title Insurance Update: Week Ending August 18 & 25, 2017

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08.16.2017

Real Property & Title Insurance Update: Week Ending August 11, 2017

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08.07.2017

Real Property & Title Insurance Update: Week Ending July 28 & August 4, 2017

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07.25.2017

Real Property & Title Insurance Update: Week Ending July 14 & 21, 2017

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07.13.2017

Real Property & Title Insurance Update: Week Ending July 7, 2017

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06.26.2017

Real Property & Title Insurance Update: Week Ending June 16 & 23, 2017

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06.23.2017

Eleventh Circuit to Weigh in on 'Business Email Compromise' Coverage Under Fidelity Bond

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06.07.2017

Real Property & Title Insurance Update: Week Ending June 2, 2017

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06.02.2017

Real Property & Title Insurance Update: Week Ending May 19 & 26, 2017

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05.15.2017

Real Property & Title Insurance Update: Week Ending May 12, 2017

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05.09.2017

Real Property & Title Insurance Update: Week Ending April 28 & May 5, 2017

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04.24.2017

Real Property & Title Insurance Update: Week Ending April 14 & 21, 2017

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04.12.2017

Real Property & Title Insurance Update: Week Ending March 31 & April 7, 2017

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04.10.2017

Signs of an Active 2017 for Laws Protecting Vulnerable Adults from Financial Exploitation

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03.29.2017

Real Property & Title Insurance Update: Week Ending March 24, 2017

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03.20.2017

Real Property & Title Insurance Update: Weeks Ending March 10 & 17, 2017

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03.07.2017

Real Property & Title Insurance Update: Weeks Ending February 17 & 24, 2017

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02.14.2017

Real Property & Title Insurance Update: Week Ending February 10, 2017

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02.10.2017

Real Property & Title Insurance Update: Week Ending February 3, 2017

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02.03.2017

Real Property & Title Insurance Update: Week Ending January 27, 2017

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01.25.2017

Real Property & Title Insurance Update: Week Ending January 20, 2017

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01.19.2017

Real Property & Title Insurance Update: Week Ending January 13, 2017

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01.11.2017

Real Property & Title Insurance Update: Week Ending January 6, 2017

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12.22.2016

Complaint Against New York Life Dismissed in Action Testing Application of California's Usury Laws

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12.22.2016

NAIC Draws Line in CFPB Sandbox

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12.22.2016

Should Your Company Purchase Bitcoin to Pay a Cyber Ransom?

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12.15.2016

Real Property & Title Insurance Update: Weeks Ending December 2 & 9, 2016

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12.02.2016

Real Property & Title Insurance Update: Weeks Ending November 18 & 25, 2016

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11.23.2016

Injunction Placing New Overtime Rule on Hold Affects Employers in Every Industry

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11.22.2016

Banks to Broaden Reporting of Suspicious Cyber Activity; Regulators Propose “Enhanced” Cybersecurity Standards for Large Financial Institutions

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11.17.2016

Real Property & Title Insurance Update: Weeks Ending November 4 & 11, 2016

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11.03.2016

Law Enforcement Thwarts Sovereign Freeman

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11.02.2016

Real Property & Title Insurance Update: Weeks Ending October 21 & 28, 2016

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10.26.2016

CFPB's Project Catalyst Highlights Innovation Opportunities

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10.19.2016

Real Property & Title Insurance Update: Week Ending October 14, 2016

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10.13.2016

Real Property & Title Insurance Update: Week Ending October 7, 2016

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10.13.2016

A Truckload of Trouble for the CFPB

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10.07.2016

Notice and Comment Like a Rock Star

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10.03.2016

Real Property & Title Insurance Update: Weeks Ending September 23 & 30, 2016

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09.20.2016

What You Must Know about New York's Proposed Cybersecurity Regulation for the Banking, Insurance, and Financial Services Sectors

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09.19.2016

Real Property & Title Insurance Update: Week Ending September 16, 2016

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09.14.2016

Real Property & Title Insurance Update: Weeks Ending September 2 & 9, 2016

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08.30.2016

Real Property & Title Insurance Update: Week Ending August 19 & 26, 2016

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08.22.2016

Heal Thyself: Insider Threats to Heed, Especially for Industries with Large Amounts of Personal Information

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08.17.2016

Real Property & Title Insurance Update: Week Ending August 12, 2016

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08.16.2016

AML Update: The NYDFS's New Anti-Money Laundering Regulation and its Annual Compliance Certification Requirement

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08.11.2016

Real Property & Title Insurance Update: Week Ending August 5, 2016

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08.01.2016

Real Property & Title Insurance Update: Week Ending July 29, 2016

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08.01.2016

Companies That Collect Sensitive Consumer Data Should Note the FTC's LabMD Ruling

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07.29.2016

California Supreme Court Holds that Whether Arbitration Will Proceed on Class Basis is an Issue for Arbitrator, not Court

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07.25.2016

Real Property & Title Insurance Update: Week Ending July 22, 2016

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07.20.2016

Real Property & Title Insurance Update: Week Ending July 15, 2016

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07.20.2016

Learning from Venmo's Compliance Issues: How to Avoid Inadequate Privacy Disclosures

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07.08.2016

Real Property & Title Insurance Update: Weeks Ending June 24 & July 1, 2016

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06.30.2016

CFPB Continues Scrutiny of Payday Loans in Recent Report and Proposed Rule

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06.30.2016

FFIEC Issues New Cybersecurity and Data Privacy Guidelines for Mobile Banking

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06.30.2016

U.S. Department of Education Outlines Loan Relief Pathway for Certain Students

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06.30.2016

CFPB Sanctions Law Firm and Debt Buyer For Failing to Review Account Documentation

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06.30.2016

CFPB's Proposed Rule Banning Use of Pre-Dispute Arbitration Agreements to Block Consumer Class Actions Signals New Wave of Class Actions Against Industry

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06.30.2016

CFPB Acts Against Lead Aggregator for Unfair and Abusive Practices

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06.30.2016

Supreme Court's Spokeo Decision Leaves Questions Unresolved

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06.22.2016

NAIC Cybersecurity Task Force Weighs Credit Freezes

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06.21.2016

Real Property & Title Insurance Update: Weeks Ending June 10 & 17, 2016

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06.20.2016

Two Reasons That Two Fellows from Fargo Could Facilitate Financial Fraud

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06.08.2016

New Road Map for Proceedings Supplementary in Florida

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06.07.2016

Real Property & Title Insurance Update: Weeks Ending May 29 & June 3, 2016

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06.07.2016

Why Banks Should Pay Attention to the Payday Rule

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06.03.2016

CFPB Rule Will Ban Use of Arbitration Agreements to Block Class Actions

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05.26.2016

Real Property & Title Insurance Update: Weeks Ending May 13 & May 20, 2016

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05.20.2016

Foreclosure of Mortgage Securing Electronic Promissory Note Affirmed

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05.17.2016

Supreme Court's Spokeo Decision Leaves Questions Unresolved

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05.13.2016

FinCEN Unveils "Fifth Pillar" of Anti-Money Laundering Compliance

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05.10.2016

Real Property & Title Insurance Update: Weeks Ending April 29 & May 6, 2016

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05.05.2016

CFPB Publishes Proposed Rule Banning Pre-Dispute Arbitration Agreements in Consumer Class Actions

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05.05.2016

Your Online Insurance Sales Can Land You In Court

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04.26.2016

Real Property & Title Insurance Update: Weeks Ending April 15 & 22, 2016

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04.26.2016

Congress Considers Changes to FCRA to Expand Consumer Credit Files and Limit Use of Credit Reports for Employment Decisions

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04.26.2016

Borrowers Misuse RESPA Notice of Error Letter

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04.26.2016

Financial Institutions Spend More on Cybersecurity

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04.26.2016

CFPB Director Offers Cold Comfort on TRID

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04.26.2016

CFPB and DOJ Continue Enforcement Orders Against Indirect Auto Lenders Based on Discriminatory Loan Pricing Policies

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04.26.2016

Supreme Court Rules Against Using Settlement Offers to Moot Class Actions

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04.26.2016

Legal Challenge to FCC's TCPA Omnibus Ruling Ready for Court Decision

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04.25.2016

The CFPB Takes First Enforcement Action Related to Data Security Practices

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04.14.2016

Split Florida Court Withdraws Beauvais Opinion to Hold that Dismissal Without Prejudice of Foreclosure Action Does Not Bar Second Action More than 5 years Later

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04.13.2016

Florida's Third DCA Withdraws Opinion Impacting Mortgage Lenders

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04.11.2016

Real Property & Title Insurance Update: Week Ending April 8, 2016

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04.06.2016

Real Property & Title Insurance Update: Week Ending April 1, 2016

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03.30.2016

Real Property & Title Insurance Update: Week Ending March 25, 2016

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03.30.2016

New Statute Clarifies Florida's Judgment Execution Law

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03.23.2016

Real Property, Financial Services & Title Insurance Update: Weeks Ending March 11 & 18, 2016

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03.19.2016

The TRID Rule: Impact and Consequences on the Residential Mortgage Lending Market

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03.08.2016

Real Property, Financial Services & Title Insurance Update: Week Ending March 7, 2016

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03.04.2016

CFPB Enters First Enforcement Order Related to Data Security

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02.23.2016

Real Property, Financial Services & Title Insurance Update: Weeks Ending February 12 & 19, 2016

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02.15.2016

CFPB Issues Compliance Bulletin Clarifying Expectations on Furnisher Obligations Under the Fair Credit Reporting Act

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02.11.2016

Real Property, Financial Services & Title Insurance Update: Weeks Ending January 29 & February 5, 2016

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02.10.2016

Subrogation Claims Aren't 'Consumer Debts' Under Fla. Law

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01.26.2016

Real Property, Financial Services & Title Insurance Update: Week Ending January 22, 2016

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01.22.2016

Real Property, Financial Services & Title Insurance Update: Week Ending January 15, 2016 (and bonus opinion from January 20)

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01.21.2016

Congress Considers Changes to FCRA to Expand Consumer Credit Files and Limit Use of Credit Reports for Employment Decisions

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01.14.2016

Real Property, Financial Services & Title Insurance Update: Weeks Ending January 1 & 8, 2016

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12.23.2015

The More the Merrier: Court Rejects Waiver Argument, Enforces Arbitration Clause in Consumer Contract

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12.23.2015

CFPB Proposes Banning Use of Pre-Dispute Arbitration Agreements in Consumer Class Actions

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12.23.2015

Consumer Bankers Association, Chamber of Commerce Join Challenge to FCC TCPA Ruling

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12.23.2015

Furnisher Duties of Accuracy Under the Fair Credit Reporting Act

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12.23.2015

Federal Agencies File Action Against Bank for Discriminatory Redlining

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12.23.2015

CFPB Continues to Focus on Reforming Consumer Collection Practices

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12.23.2015

Mortgage Servicing Complaints to CFPB Remain High

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12.22.2015

CFPB Orders "Buy-Here, Pay-Here" Auto Dealer and Affiliate to Pay \$6.5 Million for FCRA and CFPA Violations

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12.09.2015

CFPB Hits Credit Reporting Agency with \$8 Million Penalty for FCRA Violations

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12.07.2015

As TCPA Class Actions Soar, Issues Emerge in TCPA Coverage for Claims

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12.03.2015

Bringing Unity To Commercial Real Estate Receivership

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12.03.2015

House Passes Bill Challenging CFPB Indirect Regulation of Auto Dealers

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12.01.2015

CFPB Latest Complaint Snapshot Highlights Bank Account Service Complaints, Complaint Trends in Connecticut

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11.27.2015

New York Eyes New Cybersecurity Rules for Banks and Vendors

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11.19.2015

Courts Consider Definition of Autodialer and Standing under the Telephone Consumer Protection Act after FCC Ruling

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10.14.2015

CFPB Issues Statement Following Reports of Widespread Student Loan Servicing Failures

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10.07.2015

CFPB Proposes Banning Use of Pre-Dispute Arbitration Agreements in Consumer Class Actions

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09.28.2015

Telecommunications Giant Hit With TCPA Treble Damages Award For Calls to Reassigned Cell Number

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09.28.2015

D.C. Circuit Upholds Bank's Standing to Challenge Constitutionality of CFPB

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09.28.2015

U.S. Supreme Court Allows Disparate-Impact Claims Under Fair Housing Act

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09.28.2015

CFPB Reports Continued Mortgage Servicing and Other Violations of Consumer Financial Law

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09.28.2015

CFPB Continues to Target Add-On Credit Products

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09.28.2015

Florida Court Confirms Substantial Compliance Standard Concerning Foreclosures

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09.10.2015

Consumer Bankers Association, Chamber of Commerce Join Legal Challenge to FCC Ruling Tightening TCPA Call Restrictions

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09.01.2015

Eleventh Circuit Says Merely Acquiring Debt in Default is Not Enough to Qualify As "Debt Collector" Under FDCPA

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08.28.2015

6th Circuit Rules Prior Express Consent Defeats Mortgagor TCPA Claim Against Lender

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08.26.2015

California Court Dismisses TCPA Claim, Finding Human Intervention in Transmission of Internet Text Messages Removed Them From FCC Autodialer Definition

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08.24.2015

CFPB and New York Department of Financial Services Sue Pension Loan Companies for Deceptive Marketing

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08.06.2015

The FCC's TCPA Regulatory Ruling Imposes Tighter Call Restrictions

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08.04.2015

Trial & Litigation Section: Two Recent Decisions Invalidate Certain Types of Offers of Judgment

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07.31.2015

Florida's Second District Court of Appeal Confirms Substantial Compliance is the Standard for Evaluating Conditions Precedent to Mortgage Foreclosures

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07.30.2015

D.C. Circuit Rules Small Bank has Standing to Challenge the Constitutionality of Consumer Financial Protection Bureau

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07.20.2015

DOL Guidance Suggests Many Independent Contractors are Misclassified and Should be Covered by The FLSA

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07.09.2015

CFPB Brings Two More Enforcement Actions Targeting Add-On Credit Products

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07.08.2015

CFPB Reports Continued Mortgage Servicing and Other Violations of Consumer Financial Law

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06.26.2015

U.S. Supreme Court Decides Fair Housing Act Allows Disparate-Impact Claims

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06.15.2015

CFPB Continues Crackdown on Fair Lending: Marketing Materials Targeted

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06.15.2015

NYDFS Report Foreshadows New Cyber Security Regulations

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06.15.2015

Eleventh Circuit: Enforcement of a Security Interest Is Not Debt Collection

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06.15.2015

Repeated Fax Blasts Cost Company \$22 Million Judgment

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06.05.2015

CFPB and DOJ File Action Against Provident Funding Alleging Discriminatory Lending Policies and Practices

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05.22.2015

CFPB Issues New Manual for Company Responses to Detailed Consumer Complaints

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05.08.2015

CFPB Releases its Third Fair Lending Report to Congress

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05.08.2015

Florida Court Recognizes Need To Show Prejudice To Establish Defense Of Failure Of Conditions Precedent Under Paragraph 22 Of The Mortgage

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04.06.2015

Florida Appellate Court Holds Dismissal of Foreclosure Action Could Time Bar Subsequent Action

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03.26.2015

Consumer Financial Protection Bureau Announces Final Policy On Publication Of Detailed Consumer Complaints

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03.25.2015

Eleventh Circuit Says No to Mooting Class Actions with Individual Offers of Judgment

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03.25.2015

CFPB to Regulate Prepaid Debit Cards

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03.25.2015

New CFPB Consent Orders Point to Growing Indirect Regulation of Title Insurance

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03.25.2015

Use of Prior Servicer's Records at Trial Depends on Proper Foundation

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03.25.2015

New Regulations Likely to Yield New Theories

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03.25.2015

Stripping of Unsecured Second Mortgages in Chapter 7 Bankruptcies in the Crosshairs

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03.23.2015

New York's Banking Regulator Proposes Tougher Anti-Money Laundering and Cybersecurity Enforcement Rules

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02.27.2015

Key Employment And Immigration Issues Facing Banks Today

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01.12.2015

Consumer Financial Protection Bureau Attempts to Regulate Telecom

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12.22.2014

Eleventh Circuit Reverses Mais

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12.22.2014

Financial Institutions Voice Concerns about CFPB Proposal to Publish Narrative Consumer Complaint Data

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12.22.2014

CFPB Proposes Regulating Nonbank Auto Finance Companies

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12.22.2014

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