

CURRICULUM VITAE

Curtis L. Novy

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PERSONAL INFORMATION

Date of Birth: June 4, 1957

Mailing Address: P.O. Box 673

Rancho Santa Fe, CA 92067

SUMMARY OF EXPERT WITNESS QUALIFICATIONS

25+ years of hands-on experience in all facets of residential, commercial and construction mortgage lending & real estate. Extensive underwriting experience (**5,000+ loans**) over a time span of 15 years analyzing residential & commercial mortgage files. Overall experience includes broker loan origination, mortgage underwriting practices, internal bank loan operations, standards & practices of both lenders and real estate brokers, and compliance to state & federal licensing/compliance regulations. Specialized skills and training in detecting and documenting complex mortgage & real estate fraud schemes, **criminal fraud investigations (in excess of \$100 million dollars in market value)**, underwriting forensics, and appraisal analysis.

Expert Witness consulting projects include civil and criminal cases involving fraud schemes, bank fraud & embezzlement, broker misstatement of facts, falsification of loan application information, identify theft, sub-prime lending practices & securitization fraud, elder abuse fraud, stated income programs. In-depth fraud detection training seminars are currently offered to Mortgage Fraud Task Force Members, Law Enforcement Agencies, District Attorney's, FBI & IRS, and state/federal Public Defender Offices.

PROFESSIONAL EXPERIENCE

1997 to Present: President, Corporate Mortgage Advisors

Corporate Mortgage Advisors (CMA) is a diverse mortgage and real estate consulting firm that provides a wide variety of professional services, ranging from mortgage fraud investigation/consultation to bank fraud analysis to origination of luxury home loans (\$3M+) for residential, commercial, and construction transactions.

1. Expert Witness Services:

Court certified expert witness services involving highly complex mortgage and real estate fraud.

Confidential fraud investigation, research, forensics, and criminal case evaluation.

Suspect/defendant interviews, witness evaluation, and depositions.

Professional opinion reports, defense counsel strategies, and deposition consultation.

Standards of care, lender liability, appraisal analysis, and broker errors & omissions.

Grand Jury testimony.

PROFESSIONAL EXPERIENCE CONTINUED:

2. Financial Institution Consulting:

Consulting management services to banks, escrow companies, title insurance companies, mortgage bankers, and private mortgage insurance firms.

Provide contract mortgage underwriting and risk management (quality control).

Develop new loan programs; help implement sound credit policies & procedures.

Provide risk management guidance to senior bank management.

3. Mortgage Loan Origination (currently inactive):

Originate & broker super jumbo loans to Private Banks & Wealth Management Firms.

Mortgage loans originated generally range from \$3M to \$10M for properties in CA, CO, and HI.

Provide business, construction, and developer loan consultation & project analysis.

8/95 to 8/97: Branch Manager, FirstPlus Bank (Formerly Citizens Thrift & Loan, Orange County, CA).

Managed a full service Thrift & Loan branch (lending/branch deposit operations) in San Clemente, CA

Responsible for branch loan underwriting of first & second mortgages.

Ensure compliance to local, state, and federal banking lending regulations.

Verified mortgage broker licensing and background investigations.

1/90 to 6/95: Sr. Underwriting Manager, Wells Fargo Bank, San Diego & Orange County, CA

Responsible for managing a team of underwriters, processors, and funders.

Provided secondary approvals of complex loan requests and underwriting analysis.

Financial statement analysis of complicated personal & corporate tax returns.

Fraud and due diligence analysis of bulk loan acquisitions.

1/88 to 12/89: Product Development Manager, Pacific Savings Bank, Orange County, CA

Developed consumer and real estate loan programs & marketing plans.

Prepared policies and procedures for lending operations.

Served as a senior member of the bank's executive lending committee.

Assisted retail branches by developing marketing tools & promotions.

5/82 to 12/87: California Federal Bank, Credit Administrator, A.V.P.

Supervised mortgage loan underwriting operations in AZ, CA, NV, and FL.

Analyzed jumbo loan requests and presented to executive management committee.

Developed and implemented sound underwriting policies and procedures.

Served as a board member on the lending management committee.

Provided due diligence analysis of loan portfolios acquired throughout the U.S.

Developed fraud detection guidelines for lending operations.

MORTGAGE LOAN BROKERAGE/LENDER EXPERIENCE

Corporate Mortgage Advisors has brokered residential & commercial home loans to the following institutions (partial list):

Citigroup Private Banking, San Francisco, CA
Northern Trust Private Banking, San Diego, CA
La Jolla Bank, Rancho Santa Fe, CA
Washington Mutual Bank, San Diego, CA (Premiere Mortgage Program)
Countrywide Financial, San Diego, CA (Wholesale Lending Division)
Bank of America, Orange County, CA (Wholesale Lending Division)
Wells Fargo Bank, San Diego, CA (Wholesale Lending Division)

REAL ESTATE & MORTGAGE EDUCATION

(Continuing Educational Courses & Seminars)

Mortgage Fraud Training- NDIA (Federal Investigators Assoc.) 4/2010
Witness Interview Techniques- NDIA (Federal Investigators Assoc.) 4/2010
Mortgage Fraud Training Seminar- Assoc. of Certified Fraud Examiners 12/2009
CA Peace Officer Standards Training – Ongoing course review 11/2009
CA Risk Management 2008
Real Estate Marketplace Today 2008
Real Estate Practices Survey 2008
Mortgage Fraud Conference & Seminar- Las Vegas, NV 2007
Real Estate Finance 2004
Real Estate Principles 2004
Real Estate Appraisal 2004
Agency in Real Estate 2003
Real Estate Disclosures 2003
UGIC Advanced Tax Return Analysis Seminar 2003
UGIC Fraud & Compliance Training Seminar 2003
G.E. Mortgage Insurance Fraud Analysis 2001
G.E Mortgage Fraud Detection 2001
Real Estate Office Management 2001

REAL ESTATE & MORTGAGE EDUCATION CONTINUED

Real Estate Rental Management 2001
Trust Fund Handling 2001
Fair Housing Laws 1999
Environmental Inspections 1999
Legal Aspects of Real Estate 1997
Taxes, Real Estate, and the Environment 1997
Miscellaneous law courses- Business Law Intro, Contracts, etc.

ARTICLES & PUBLICATIONS

Defending Mortgage Fraud Clients. Article written 5/2010 for the National Defender Investigator Association (NDIA).

Mortgage Modifications: Don't Get Scammed! Article published on the Mortgage Fraud Expert website and picked up by numerous news agencies. 6/2009 and on industry website, MortgageFraud News.com

COLLEGE EDUCATION

Bachelor of Arts Degree, Cal State Long Beach, CA 1982, Graduated with Honors. Psychology Major. Additional courses included criminal justice and business law.

Cal State University Pomona, CA- 1977-1978, Business Administration Major; transferred to Cal State Long Beach.

LICENSURE & CERTIFICATION

CA Real Estate Broker's License # 01108665, issued 5/3/1991. License valid & in good standing.

Colorado Department of Mortgage Broker Licensing. Mortgage Broker's License # 100022146. Issued 12/27/2007. Licensure placed inactive.

Hawaii Mortgage Broker's License # MB-777, issued 10/2/2002. Licensure valid & in good standing for use in mortgage brokerage. Not currently active in mortgage brokerage.

Hawaii Real Estate Broker's License # 18721 currently placed inactive. Note: Active status licensing pending receipt of two continuing education courses. Issued 3/7/2005. Licensure in good standing for use in real estate sales & management.

FHA Authorized Direct Endorsement Underwriter's Credentials, Chums # B-150 (ID Identifier #), issued 10/12/1995. Authorization to underwrite home loans under Federal Housing Administration insurance.

Veteran's Administration Automatic Authorization. Approval to underwrite VA residential mortgage loans, issued 1995.

PROFESSIONAL MEMBERSHIPS

Federal Criminal Investigators Association
National Defender Investigators Association
Association of Certified Fraud Examiners- Active member
American College of Forensic Examiners- Active member
American Bar Association- General membership (non attorney membership)
Hawaii Association of Realtors (inactive status)

FORENSIC CPA's, UNDERWRITERS, INVESTIGATORS

Depending on scope and complexity of consulting projects, contract personnel are occasionally utilized. Resumes of consulting personnel are available upon request.

TEACHING & SEMINAR EXPERIENCE

Federal Investigator & Attorney Training- Mortgage fraud training scheduled for 6/2010.

Government Investigator Fraud Training- Pending approval of budget and training outline. Training seminar tentatively planned for fall, 2010.

San Diego Public Defender's Office- Mortgage fraud training for attorneys & investigators. 2008.

Institute of Financial Education (banking courses):

- Real Estate Principles
- Real Estate & Consumer Underwriting
- Managing Credit Risk

ACTIVE BUSINESS WEBSITES (Subject to change & updates)

- www.MortgageFraudExpert.com
- www.MortgageFraudTaskForce.com
- www.MortgageFraudNews.com
- www.CorporateMortgageAdvisors.com