

KIRKPATRICK & LOCKHART PRESTON GATES ELLIS LLP

PHILLIP L. SCHULMAN

1601 K Street, N.W.

Washington, D.C. 20006

(202) 778-9027

(202) 778-9100 Telecopy

phil.schulman@kkgates.com - E-mail Address

Mr. Schulman is a partner at Kirkpatrick & Lockhart Preston Gates Ellis LLP, Washington, D.C., where he has a national practice specializing in a range of matters related to real estate finance, mortgage banking and consumer finance in both the primary and secondary markets, including:

- Developing and analyzing proposed business plans, and drafting the related agreements and disclosures, based upon applicable federal and state laws, regulations and rules, such as the Real Estate Settlement Procedures Act, the Truth-in-Lending Act, the Equal Credit Opportunity Act, the Fair Credit Reporting Act, the Fair Housing Act, state licensing laws, consumer credit laws, usury laws, unfair and deceptive trade laws and real property laws;
- Representing companies in the mortgage lending, title insurance and real estate industries in connection with administrative and regulatory compliance matters, including those involving HUD, VA, GNMA, FNMA and FHLMC;
- Defending companies in connection with governmental audits, investigations and enforcement proceedings, before, among others, HUD, VA, DOJ and FTC;
- Assisting in litigation involving consumer class action lawsuits and commercial claims.
- Drafting and negotiating agreements concerning (i) loan broker, loan correspondent and whole loan purchase agreements, (ii) servicing rights purchase and sale agreements, and (iii) servicing and sub-servicing.

Mr. Schulman is a frequent lecturer for seminar and conferences sponsored by the Mortgage Bankers Association, the American Land Title Association, the National Association of Realtors and other industry-related groups on various legal issues involving real estate, title, mortgage banking and consumer finance. He has also authored dozens of articles on issues affecting the settlement service industry. He is also co-author with Larry Platt of *A Practical Guide to the Real Estate Settlement Procedures Act*, published by Warren Gorham & Lamont. Mr. Schulman was the former General Counsel to the Title One Home Improvement Lenders Association and was the former Assistant General Counsel of the Inspector General and Administrative Proceedings Division, U.S. Department of Housing and Urban Development. Mr. Schulman received his J.D. and B.A. with high honors from Northeastern University.

Kirkpatrick & Lockhart Preston Gates Ellis LLP practices law both nationally and internationally from offices in Boston, Dallas, Harrisburg, Los Angeles, Miami, Newark, New York, Pittsburgh, San Francisco, and Washington. Since its founding in 1946, the firm has grown to more than 700 lawyers and ranks among the 40 largest law firms in the United States. It represents a broad range of domestic and international clients in a wide variety of corporate, securities, commercial, litigation, financial institutions, mortgage banking and consumer finance, creditors' rights, intellectual property, tax, labor, antitrust, real estate, government contracts and governmental matters. While many firms have expertise in banking, corporate, real estate or administrative law, Kirkpatrick & Lockhart Preston Gates Ellis LLP is one of the few firms in the country to combine these disciplines into a specialized mortgage banking and consumer finance practice. We welcome you to visit our worldwide website on the Internet at <http://www.klgates.com>.