Anna DeSimone
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Mortgage Lending and Servicing Expert

Anna DeSimone provides expert services for matters pertaining to mortgage origination, servicing errors, loss mitigation practices, fair lending, loan steering, foreclosure, discrimination, fraud, and appraisal valuations. She maintains updated rules and requisite consumer notifications mandated by state legislature, federal supervisory agencies, and government-sponsored enterprises. Her court testimony in the 9th federal circuit resulted in a precedent win for Truth in Lending, Regulation Z, and she has provided testimony regarding mortgage fraud to the U.S. Department of Housing and Urban Development. Her discovery and litigation support services include:

AI and Machine-Learning Decisioning

Quantitative analysis of similarly-situated borrowers to evaluate consistency in loan product offering, pricing, closing costs, approval conditions, or reasons for denial; compliance to ECOA and Fair Housing Act.

Loan Servicing Complaints

Review of documentation, call center audio transcripts, letter logs, and response timeline to evaluate compliance to matters such as force-placed insurance, partial payments, escrow amounts, late fees, PMI cancelation, credit bureau reporting, forbearance/modification application, payoff figures and disbursement.

Foreclosure

Review of life-of-loan payment history, written notifications, loss mitigation communication, foreclosure alternatives, reinstatement attempts, and foreclosure action. Review of call center transcripts; timeline of borrower response.

Fair Lending

Assess compliance to ECOA, Fair Housing Act, RESPA, TRID, UDAAP, appraisal valuations, advertising practices, state predatory lending laws. Comparative analysis of loan product offering, pricing, service standards and closing costs of similarly situated borrowers. For wholesale lenders, assessment of fair and consistent standards among low- and high-volume affiliate brokers.

Professional Background

Housing Research, LLC
Consultant, 2020 - Present

Consulting services and policy development for banks and mortgage lenders covering mortgage operations, servicing, quality control, loss mitigation, fair lending, and community needs assessments.. Compliance policies for Fair Housing Act, ECOA, FDCA, FACTA Red Flags, UDAPP, BSA/AML, Dodd-Frank Qualified Mortgage, Truth in Lending, RESPA, Marketing and Advertising, Appraiser Independence, Quality Control, Broker Approval and Monitoring, Vendor Oversight, Data Privacy, Information Security, AI Governance, state regulations and licensing requirements.

Bankers Advisory, Lexington, MA
Founder and CEO, 1986 - 2019

Mortgage compliance and quality control audit services company, acquired by Clifton Larson Allen LLP in 2014. DeSimone led a team of 50 persons, including 25 attorneys, in assessments of over two million mortgages to financial institutions nationwide. She developed the firm's proprietary audit software, structured with 10,000 risk-rated defects pertaining to investor underwriting standards, fair lending, due diligence, loan servicing, early payment defaults, state and federal compliance. Anna developed and maintained AllRegs 50-state compliance matrices 2009-2014. Her software trademark, the Desktop Underwriter, was acquired by Fannie Mae in 1994.

New England College of Finance, Boston, MA
1986 – 1996, Instructor

Delivered classroom instruction to B.A. degree candidates; conducted seminars to bank employees.

View case history and other information on SEAK:

https://www.seakexperts.com/members/22612-anna-desimone