



MARC D. PATTERSON
Associate

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Marc provides regulatory advice to banks, non-bank lenders, servicers, brokers, and settlement service providers in the financial services industry. He focuses on regulatory compliance involving the Real Estate Settlement Procedures Act (RESPA), the Truth in Lending Act (TILA), the Equal Credit Opportunity Act (ECOA), the Fair Credit Reporting Act (FCRA), the Fair Debt Collection Practices Act (FDCPA), Unfair, Deceptive, or Abusive Acts or Practices (UDAAP), the Home Mortgage Disclosure Act (HMDA), and the privacy provisions of the Gramm-Leach-Bliley Act.

Marc assists companies with a variety of regulatory issues, including origination, servicing, collection, and implementing compliance and quality control procedures to meet federal and state requirements. He also assists companies with examination preparation and responses to regulatory audits by state and federal regulators, including the Consumer Financial Protection Bureau (CFPB).

Marc regularly assists clients with meeting state and federal licensing and approval requirements, including state-specific interpretations of the SAFE Act. He has experience preparing state law surveys related to licensing, fees, loss mitigation, advertising, record keeping, and disclosures.

Prior to joining Weiner Brodsky Kider, Marc was an associate at a large firm where he advised financial institutions on matters relating to mortgage banking and consumer finance law.

PRACTICE AREAS

- Licensing and Approvals
- Regulatory Compliance
 - Federal Regulatory Compliance
 - State Regulatory Compliance

EDUCATION

- New York University School of Law, LL.M. in Taxation, May 2009
- American University, Washington College of Law, J.D., *cum laude*, May 2008
- The College of Wooster, B.A., *cum laude*, May 2004

ADMISSIONS

- District of Columbia
- Maryland

REPRESENTATIVE MATTERS

- Advise clients on compliance with the new TILA-RESPA Integrated Disclosures rule
- Assess compliance processes to assist clients in preparing for examinations and investigations by state and federal regulators
- Assist clients in structuring and creating agreements with third-party service providers
- Prepare comprehensive surveys of federal and state laws and regulations on various mortgage lending, servicing, and loss mitigation issues
- Advise clients on mandatory purchase of flood insurance requirements under the Flood Disaster Protection Act (FDPA), including implementing flood insurance policies and procedures
- Assist lenders and their partners in developing new loan products and programs, including peer-to-peer lenders, small business lenders, and loan brokers
- Assist lenders, servicers, brokers, and debt collectors with licensing throughout their life cycle, from obtaining new license and agency approvals through surrender
- Provide legal support to financial institutions creating vendor and third-party contracts and risk management programs to meet the expectations of the OCC, CFPB, and Federal Reserve Board

PUBLICATIONS

- Chapter contributor, *Real Estate and Mortgage Banking: A New Era of Regulatory Reform* (Thomson Reuters 2017-2018)

AFFILIATIONS

- American Bar Association
- District of Columbia Bar Association
- Maryland State Bar Association