



**JAMES M. MILANO**  
*Member*

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Jim's practice focuses on federal and state regulatory compliance matters for the financial services industry. He represents and advises mortgage companies, financial institutions, secondary market investors, consumer finance companies, and settlement service providers, including Appraisal Management Companies, on federal and state mortgage banking issues. Jim represents lenders, servicers and vendors in administrative enforcement actions, and assists with responding to state audits.

As a nationally recognized leader in the area of reverse mortgage law, Jim reviews and designs proprietary reverse mortgage loan programs and advises clients on all issues unique to the reverse mortgage business. He also advises companies that provide equity based home equity and appreciation sharing products and sales leaseback programs.

### **PRACTICE AREAS**

- Investigation and Enforcement
- Licensing and Approvals
- Regulatory Compliance
  - Federal Regulatory Compliance
  - State Regulatory Compliance
- Transactional and Corporate

### **EDUCATION**

- Emory University, LL.M., 1991
- Louisiana State University, J.D., 1989
- Louisiana State University, B.S. and B.A., 1986
- Louisiana State University, B.A., 1983

### **ADMISSIONS**

- District of Columbia
- Georgia
- Louisiana
- Maryland
- Virginia

## **REPRESENTATIVE MATTERS**

- Review proprietary reverse mortgage loan programs and documentation for offering in multiple states
- Assist lenders and servicers in implementing and complying with the Federal Housing Administration's Home Equity Mortgage Conversion (HECM) program
- Assist startup home equity access companies with the design of programs, formation, obtaining regulatory approvals and initial and subsequent capital raises
- Assist lenders, servicers and settlement service providers, including Appraisal Management Companies, with federal and state regulatory investigations, including defending and settling civil disciplinary enforcement actions
- Review and comment upon federal and state legislation and regulatory pronouncements for various clients
- Assist private equity funds with investments in mortgage originators and servicers, and Appraisal Management Companies, and arranging for regulatory approvals for such acquisitions
- Advise companies on manufactured housing finance and manufactured home community law

## **PUBLICATIONS**

- Co-author, *Fair Credit Reporting Act Resource Guide*, MBA Compliance Essentials (MBA 2019)
- Co-author, *Homeowners Protection Act Resource Guide*, MBA Compliance Essentials (MBA 2019)
- Co-author, *Recent Developments in PACE Financing* (74 Bus. Law. 519 2019)
- Co-author, *Consumer Complaints Resource Guide*, MBA Compliance Essentials (MBA 2016)

## **RECOGNITION**

- Fellow, American Bar Foundation
- Fellow, American College of Consumer Financial Services Lawyers

## **AFFILIATIONS**

- American Bar Association, Consumer Financial Services Committee
- Conference on Consumer Finance Law, President, Governing Committee
- District of Columbia Bar Association
- Louisiana State Bar Association
- Maryland State Bar Association
- State Bar of Georgia Association
- Virginia State Bar Association