



ABRAMS GARFINKEL MARGOLIS BERGSON, LLP



Payoffs (CEMAs and Co-ops)

- AGMB is one of three law firms that represent one of the nation's largest lenders as its "Pay-off Attorney" and has done so for over 14 years.
- We have extensive experience in reviewing collateral documents for accuracy and repairing any existing deficiencies.
- AGMB currently represents 27 lenders as Pay-Off Counsel. For a complete list of lenders we represent, please visit our website at <http://agmblaw.com/resources/banking/#payoff>. The following is a partial list of current lenders for whom we act as Pay-Off Counsel:
 - Nationstar Mortgage
 - Freedom Mortgage
 - Fifth Third Bank
 - MB Financial Bank
 - Sterling National Bank
 - Financial Freedom
 - Franklin American Mortgage
 - M&T Bank
 - Caliber Home Loans
 - Shellpoint Mortgage Servicing

Mortgage Compliance

AGMB's Mortgage Compliance Department counsels mortgage bankers and mortgage brokers on:

- state and federal licensing issues
- complying with the complex laws created under TRID, ECOA, HMDA, TILA, RESPA, Dodd-Frank, the SAFE Act, BSA/AML, HOEPA and the FHA
- drafting policies and procedures
- building compliance management systems
- conducting compliance audits
- creating vendor management systems
- loan officer compensation issues

Banking Practice

- AGMB's attorneys have been closing loans on behalf of lending institutions in New York and New Jersey for over 20 years. We currently represent over 100 lenders. For a complete list of lenders, please visit our website at <http://agmblaw.com/resources/banking/#mortgage-closings>.
- Our offices are conveniently located in Manhattan, Great Neck and Melville. Additionally, we travel throughout New York and New Jersey in order to accommodate our clients' closings.
- We perform closings at any time, day or night.
- AGMB is currently undergoing a SOC 2 audit (conducted by a national accounting firm) to ensure that our internal policies and procedures are the strongest in the industry. This empowers us to protect the financial and personal information of our clients.
- AGMB has met all necessary portions of the ALTA Best Practices Framework for settlement companies.
- AGMB reconciles all of its escrow accounts in real time using the leading industry software.

CEMA and Co-op Closings

A significant part of our closing practice has been the facilitation of CEMA and co-op closings.

- We provide vital information regarding the CEMA process, including turn times, letters of authorization and a CEMA worksheet, which summarizes closing costs and analyzes the net savings to the borrower by closing their loan as a CEMA.
- We train the employees of lenders on the CEMA and co-op process.
- We write and assist in creating CEMA and co-op policies, guidelines and procedures.
- We act as the exclusive CEMA and co-op closing attorneys for multiple lenders.

Document Preparation

Our experienced Document Preparation Department prepares loan documents for several national lenders.

- We have software interfaces for the major mortgage loan origination systems.
- We are well-versed in drawing state and federally compliant packages in order to ensure loan document compliance with secondary mortgage market requirements.

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