

# **CURRICULUM VITAE**

**Curtis L. Novy  
September 1, 2008**

## **PERSONAL INFORMATION**

Date of Birth: June 4, 1957  
Mailing Address: P.O. Box 673  
Rancho Santa Fe, CA 92067

## **SUMMARY OF EXPERT WITNESS QUALIFICATIONS**

25 years of hands-on experience in residential, commercial, and construction mortgage lending & real estate. Extensive underwriting experience over a time span of 15 years analyzing thousands of loan files. Specialized skills and training in detecting and documenting complex mortgage & real estate fraud transactions, criminal fraud investigation, forensics, and appraisal analysis. Witness consulting projects include civil and criminal cases involving fraud, broker misstatement of facts, and falsification of income. Fraud training seminars are currently offered to Mortgage Fraud Task Force Members, Law Enforcement Agencies, District Attorney's Offices, FBI, and Secret Service Agents.

## **PROFESSIONAL EXPERIENCE**

1997 to Present: President, Corporate Mortgage Advisors.

Corporate Mortgage Advisors (CMA) is a diverse mortgage and real estate consulting firm that provides a wide variety of professional services, ranging from mortgage fraud investigation/consultation to origination of luxury home loans (\$3M+) for residential, commercial, and construction transactions.

### **Expert Services:**

- Expert witness services involving highly complex mortgage and real estate fraud.
- Confidential fraud investigation, research, forensics, and criminal case evaluation.
- Suspect/defendant interviews/interrogations, witness evaluation, and depositions.
- Professional Opinion Reports, defense counsel strategies, and deposition counsel.
- Standards of care, lender liability, appraisal analysis, and broker errors & omissions.

### **Mortgage Loan Origination:**

- Originate & broker super jumbo loans to Private Banks & Wealth Management Firms.

## **PROFESSIONAL EXPERIENCE CONTINUED:**

- Mortgage loans originated range from \$3M to \$10M for properties in CA, CO, and HI.
- Provide business, construction, and developer loan consultation.

### **Financial Institution Consulting:**

- Consulting management services to banks, mortgage bankers, and mortgage insurance firms.
- Provide contract mortgage underwriting and risk management (quality control).
- Develop new loan programs; help implement credit policies & procedures.

### **8/95 to 8/97: Branch Manager, FirstPlus Bank (Formerly Citizens Thrift & Loan, Orange County, CA).**

- Managed a full service Thrift & Loan branch (lending/operations) in San Clemente, CA
- Responsible for branch loan underwriting of first & second mortgages.
- Ensured compliance to local, federal and state lending regulations.
- Verified mortgage broker licensing and background investigations.

### **1/90 to 6/95: Sr. Underwriting Manager, Wells Fargo Bank, San Diego & Orange County, CA**

- Responsible for managing a team of underwriters, processors, and funders.
- Provided secondary approvals of complex loan requests and underwriting analysis.
- Financial statement analysis of complicated personal & corporate tax returns.
- Fraud and due diligence analysis of bulk loan acquisitions.
- Assisted in mortgage broker training programs.

### **1/88 to 12/89: Product Development Manager, Pacific Savings Bank, Orange County, CA**

- Developed consumer and real estate loan programs & marketing plans.
- Prepared policies and procedures for lending operations.
- Served as a senior member of the bank's executive lending committee.
- Assisted retail branches by developing marketing tools & promotions.

### **5/82 to 12/87: California Federal Bank, Credit Administrator, A.V.P.**

- Supervised mortgage loan underwriting operations in AZ, CA, NV, and FL
- Analyzed jumbo loan requests and presented to executive management committee.
- Developed and implemented sound underwriting policies and procedures.
- Served as a board member on the lending management committee.
- Provided due diligence analysis of loan portfolios acquired throughout the U.S.

## **MORTGAGE LOAN BROKERAGE/LENDER EXPERIENCE**

Corporate Mortgage Advisors has brokered residential & commercial home loans to the following institutions (partial list):

## **PROFESSIONAL EXPERIENCE CONTINUED:**

- Citigroup Private Banking, San Francisco, CA
- La Jolla Bank, Rancho Santa Fe, CA
- Washington Mutual Bank, San Diego, CA
- Countrywide Financial, San Diego, CA
- Bank of America, Orange County, CA
- Wells Fargo Bank, San Diego, CA

## **REAL ESTATE & MORTGAGE EDUCATION**

(Continuing educational courses 1989 through 2008)

- CA Risk Management 2008
- Real Estate Marketplace Today 2008
- Real Estate Practices Survey 2008
- Real Estate Finance 2004
- Real Estate Principles 2004
- Real Estate Appraisal 2004
- Agency in Real Estate 2003
- Real Estate Disclosures 2003
- Real Estate Office Management 2001
- Real Estate Rental Management 2001
- Trust Fund Handling 2001
- Fair Housing Laws 1999
- Environmental Inspections 1999
- Legal Aspects of Real Estate 1997
- Taxes, Real Estate, and the Environment 1997
- Mortgage Fraud Conference & Seminar- Las Vegas, NV 2007
- UGIC Advanced Tax Return Analysis Seminar 2003
- UGIC Fraud & Compliance Training Seminar 2003
- G.E. Mortgage Insurance Fraud Analysis 2001
- G.E Mortgage Fraud Detection 2001
- Miscellaneous law courses- Business Law Intro, Contracts, etc.

## **COLLEGE EDUCATION**

Bachelor of Arts Degree, Cal State Long Beach, CA 1982, Graduated with Honors. Psychology Major.

Cal State University Pomona, CA- Business Administration Major, Criminal Justice Minor; transferred to Cal State Long Beach.

## **LICENSURE & CERTIFICATION**

CA Real Estate Broker's License # 01108665, issued 5/3/1991. Licensure valid & in good standing for use in mortgage and real estate activities.

Colorado Department of Mortgage Broker Licensing. Mortgage Broker's License # 100022146. Issued 12/27/2007. Licensure valid & in good standing for use in mortgage brokerage.

Hawaii Mortgage Broker's License # MB-777, issued 10/2/2002. Licensure valid & in good standing for use in mortgage brokerage.

Hawaii Real Estate Broker's License # 18721 currently placed inactive. Note: Active status licensing pending receipt of two continuing education courses. Issued 3/7/2005. Licensure in good standing for use in real estate sales & management.

FHA Authorized Direct Endorsement Underwriter's Credentials, Chums # B-150 (ID Identifier #), issued 10/12/1995. Authorization to underwrite home loans under Federal Housing Administration insurance.

VA Automatic Authorization. Approval to underwrite VA residential mortgage loans, issued 1995.

### **ACTIVE EXPERT WITNESS CASES\***

- Pending Grand Jury Testimony- Phoenix, AZ
- Criminal mortgage & real estate fraud- Phoenix, AZ
- Criminal mortgage & real estate fraud- San Diego, CA

\* Unable to release specific information as cases involve ongoing state and federal investigations & pending prosecution. All current cases represent felony charges.

### **PROFESSIONAL MEMBERSHIPS**

- American College of Forensic Examiners.
- Beverly Hills Chamber of Commerce.
- Hawaii Association of Realtors (inactive status).
- Member in good standing American Bar Association #1621298.

### **FORENSIC UNDERWRITERS & INVESTIGATORS**

Depending on scope and complexity of consulting projects, contract personnel are occasionally utilized. Resumes of consulting personnel are available upon request.

### **TEACHING & SEMINAR EXPERIENCE**

Institute of Financial Education (banking courses):  
Real Estate Principles  
Real Estate & Consumer Underwriting  
Managing Credit Risk

8/27/2008 - Presented Mortgage Fraud Training Seminar to the San Diego Public Defender's Office. Training session included information needed to understand Mortgage Fraud schemes, defense techniques, and discussion of nationwide trends.