

CURRICULUM VITAE

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SUMMARY OF EXPERT WITNESS QUALIFICATIONS

- **25+ years of hands-on experience in all facets of residential, commercial and construction mortgage lending & real estate.** Regularly contacted by investigators and prosecutors to speak on fraud or provide confidential insight into specific mortgage fraud cases. **Featured expert on A&E Television program on mortgage fraud forensics.**
- **Retained as an expert witness or consultant on approximately 150 civil & criminal cases in the past 5 years involving \$100,000,000 in fraud related cases nationwide.** Federal & state court certified expert witness in civil and criminal cases.
- **Credit Administrator & Senior Bank Underwriter** for Bank America, California Federal Bank, FirstPlus Bank, Pacific Savings Bank, United Guaranty Insurance, and Wells Fargo Bank. Single signature lending authority \$500,000.
- **15 years of direct underwriting experience and 5 years of forensic underwriting of criminal fraud transactions.** Fraud analysis and underwriting assignments include **6,000** loan transactions. Additional loan transactions analyzed related to bank acquisition/sale of residential assets & FDIC compliance.
- **Originated tens of millions of dollars in residential & commercial loans (up to \$50M per year)** as a mortgage broker approved by major banks, such as Bank America, Chase Bank, Citigroup, Washington Mutual Bank, and Wells Fargo Bank, etc.
- **Specialized training and skills in detecting and documenting complex mortgage & real estate fraud schemes, and criminal fraud analysis.** Attended three comprehensive fraud detection & training seminars in the past 3 years.
- **Miscellaneous Credentials: Active Real Estate Broker for 20 years, former Mortgage Broker licensed for 18 years,** Government underwriter of FHA & VA loans; credential obtained in 1995. Continuing education courses taken every 2-4 years for the past 18 years.

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 analysis/consultation to bank fraud analysis to origination of luxury home loans (\$3M+) for residential, commercial, and construction transactions. The firm is registered with the national mortgage broker licensing database but mortgage brokerage is not active at present.

Current Focus of CMA Consulting Projects:

1. Expert Witness Services:

- Court certified expert witness services involving highly complex mortgage and real estate fraud. Nationwide consulting projects include both civil and criminal cases. Provide analysis of residential loan portfolios to assess risk and evaluate underwriting practices. Assist counsel in understanding sub-prime loan programs and stated income loan guidelines.
- Confidential fraud analysis, research, forensics, and criminal case evaluation. Assist counsel in locating and identifying documents to be obtained via subpoena.
- Analysis of suspect/defendant interviews conducted by governmental agencies via fd302's and wire taps, witness evaluation, and depositions.
- Assist counsel in developing trial strategies & tactics. Develop trial exhibits to document fraudulent transactions and evidence to clear criminal defendants in cases involving faulty prosecution.
- Professional opinion reports, defense counsel strategies, and deposition consultation.
- Lender and broker standards of care, lender liability, appraisal analysis, and broker errors & omissions.
- Grand Jury testimony and evaluation of government witness strengths and weaknesses.

2. Financial Institution Consulting:

- Consulting management services to banks, escrow companies, title insurance companies, mortgage bankers, and private mortgage insurance firms.

- Provide contract mortgage underwriting and risk management analysis.
- Develop new loan programs; help implement sound credit policies & procedures.
- Provide risk management guidance to senior bank management and inform key board members of potential liability from risky lending practices.

3. Mortgage Loan Origination (currently inactive):

- Originate & broker super jumbo loans to Private Banks & Wealth Management Firms.
- Mortgage loan origination (residential & commercial loans) generally ranges from \$3M to \$10M for properties in CA, CO, and HI.
- Provide business, construction, and developer loan consultation & project analysis. Recommend financing options and alternatives.
- Previously originated wholesale loans for publicly owned lenders, such as Bank America, Countrywide Financial, Washington Mutual, and Wells Fargo Bank.

8/95 to 8/97: **Branch Manager, FirstPlus Bank** (Formerly Citizens Thrift & Loan, Orange County, CA). Originally retained as a corporate underwriter to manage government lending operations.

- Managed a full service Thrift & Loan branch (lending/branch deposit operations) in San Clemente, CA
- Responsible for branch loan underwriting of first & second mortgages.
- Ensure compliance to local, state, and federal banking 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.

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 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.
- Developed fraud detection guidelines for lending operations.
- Initial hired as a lending officer but promoted to senior management positions as skilled increased during tenure at that this bank.

9/80 to 4/82: Bank of America, Branch Management Trainee Program

Accepted into a diverse banking management training program through the bank's internal training division in Orange, CA. The management program included bank operations, loan management functions including credit training & underwriting of consumer and home loans, branch manager training, back office functions (check fraud, accounting, audit & quality control). Placed in various bank branches to learn all elements of banking to become a future branch manager.

MORTGAGE LOAN BROKERAGE/LENDER EXPERIENCE

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

- Bank of America, Orange County, CA (Wholesale Lending Division)
- Bank United (Wholesale Lending Division)
- Chase Bank & Chase Construction lending (Wholesale Lending Division)
- Citigroup Private Banking, San Francisco, CA
- Greentree Mortgage
- Indymac Bank- Residential & Construction Lending
- Northern Trust Private Banking, San Diego, CA
- La Jolla Bank, Rancho Santa Fe, CA
- Washington Mutual Bank, San Diego, CA (Premiere Mortgage Program)
- Countrywide Financial, San Diego, CA (Wholesale Lending Division)
- Wells Fargo Bank, San Diego, CA (Wholesale Lending Division)

REAL ESTATE & MORTGAGE EDUCATION

(Continuing Educational Courses & Seminars)

- Real Estate Agency- 2012
- Risk Management- 2012
- Real Estate Ethics- 2012
- Fair Housing Laws- 2011
- Trust Fund Handling- 2012
- Foreclosures & Short Sales- 2011

- Real Estate Taxation- 2012
- Mortgage Fraud Training Seminar- (Association of Certified Fraud Examiners) 2010
- Mortgage Fraud Training- NDIA (Federal Investigators Assoc.) 4/2010
- Witness Interview Techniques- NDIA (Federal Investigators Assoc.) 4/2010
- Mortgage Fraud Training Seminar- 12/2009
- CA Risk Management 2008
- Real Estate Marketplace Today 2008
- Real Estate Practices Survey 2008
- Mortgage Fraud Conference & Seminar- Las Vegas, NV 2007
- Real Estate Finance 2004
- Real Estate Principles 2004
- Real Estate Appraisal 2004
- Agency in Real Estate 2003
- Real Estate Disclosures 2003
- 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
- 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
- Miscellaneous law courses- Business Law Introduction, Contracts, etc.

MEDIA COMMENTARY, INTERVIEWS, AND QUOTES

A&E Television, NY: In studio interview & filming for an upcoming worldwide television program on the topic of mortgage fraud investigation and forensic techniques.

KNX News 1070 Radio, Los Angeles, CA: On air commentary related to Angelo Mozilo, the former President of Countrywide Financials' decision to settle government litigation.

Interviews/quotes with local & national news reporters: AP News, Insight CPA Magazine, NY Times, San Diego Union Tribune, Sacramento Bee, *Wall Street Journal*, *Washington Post*, etc.

COLLEGE EDUCATION

Bachelor of Arts Degree, Cal State Long Beach, CA 1982, Graduated with Honors. Psychology Major. Additional courses included criminal justice and business law.

Cal State University Pomona, CA- 1977-1978, Business Administration Major; transferred to Cal State Long Beach.

LICENSURE & CERTIFICATION

CA Real Estate Broker's License # 01108665, issued 5/3/1991. License valid & in good standing. Formerly licensed to broker mortgage loans from 1991 to 2010.

Colorado Division of Mortgage Broker Licensing. Mortgage Originator's License # 100022146. Issued 12/27/2007, now expired.

Hawaii Mortgage Broker's License # MB-777, issued 10/2/2002, now expired.

Hawaii Real Estate Broker's License # 18721, issued 3/7/2005, now expired.

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.

Veteran's Administration Automatic Authorization. Approval to underwrite VA residential mortgage loans, issued 1995.

PROFESSIONAL MEMBERSHIPS

- Federal Criminal Investigators Association
- National Defender Investigators Association
- Association of Certified Fraud Examiners- Active general member
- American College of Forensic Examiners- Active member
- American Bar Association- General membership (non attorney membership)

TEACHING & SEMINAR EXPERIENCE

Federal Investigator & Attorney Training- Mortgage fraud training sessions completed 6/2010 to 8/2010. Provided fraud training and analysis of material facts in lending transactions. Understanding mail and wire fraud charges in criminal complaints.

San Diego Public Defender's Office- Mortgage fraud training for attorneys & investigators. Continuing education course. 2008.

Institute of Financial Education (banking courses):

- Real Estate Principles & Consumer Lending
- Managing Credit Risk

DISCLOSURES:

Curt Novy is not a licensed private investigator and does not provide services that require a state issued investigator's license. Scope of work mentioned throughout this C.V. that references the word "investigation" refers to forensic analysis of case discovery and research conducted online via internet searches. Where appropriate, licensed private investigators are retained to conduct witness and suspect interviews and conduct other activities as needed or required by law.

Also, Curt Novy is not a direct employee of any state or federal agency and is not a police officer. Legal advice is not provided. A significant portion of CMA's workload is contracted to state and federal agencies; work is performed solely as an independent contractor as defined by the IRS.