

## Morey Barnes Yost Counsel

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Morey Barnes Yost is a member of Alston & Bird's Financial Services & Products Group and the Consumer Financial Services Team. She advises clients on a broad range of federal and state regulatory compliance matters relating to consumer financial services, including the Truth in Lending Act, Flood Disaster Protection Act, Real Estate Settlement Procedures Act, and state mortgage lending, servicing, appraisal, and appraisal management company (AMC) statutes.

### *Representative Experience*

- Counseling bank and nondepository clients on compliance with state and federal laws relating to mortgage loan origination and mortgage loan servicing activities, including the Flood Disaster Protection Act, Real Estate Settlement Procedures Act, Truth in Lending Act (TILA), Equal Credit Opportunity Act, and Servicemembers Civil Relief Act.
- Advising appraisal management companies (AMCs) and lenders on compliance with federal and state appraisal and valuation laws, including TILA, the Interagency Appraisal and Evaluation Guidelines, state AMC laws, and the federal minimum standards for AMCs under the Financial Institutions Reform, Recovery, and Enforcement Act.
- Providing regulatory due diligence support to clients in the acquisition of AMCs and other entities providing third-party services to mortgage lenders and servicers.
- Assisting AMCs with obtaining and maintaining state licenses, including regulatory filings for changes of name and changes of ownership.
- Counseling a state-chartered bank on substantive provisions of law relating to unsecured consumer lending.
- Assessing compliance management programs of depository and nondepository entities to identify potential sources of regulatory compliance and consumer risk and to prepare for potential examination by the Consumer Financial Protection Bureau (CFPB).
- Responding to federal and state examinations of clients' mortgage loan origination and servicing activities and to state regulatory investigations involving AMCs.
- Developing and reviewing clients' compliance management programs, including compliance policies and procedures.
- Assisting a mortgage servicer responding to CFPB notices of potential action and request for response (PARR) letters.

### *Publications & Presentations*

#### *Publications*

- "New York Overhauls Mortgage Loan Servicer Business Conduct Regulations," *The Banking Law Journal*, May 2020.

- “CFPB Issues Last-Minute Changes to Mortgage Servicing Rules,” *Real Estate Finance Journal*, Winter 2017.
- *MBA Compliance Essentials: CFPB’s Mortgage Servicing Rules Resource Guide*, Mortgage Bankers Association, November 2017.
- “Why All the Fuss About Independent Contractors?” *Appraisal Buzz Magazine*, Fall 2016.
- “Federal Minimum Standards for Appraisal Management Companies Approved,” *Real Estate Finance Journal*, Summer 2015.

## **Presentations**

- Collateral Risk Network Compliance Roundtable, January 21, 2020.

## **Professional & Community Engagement**

- AARP Legal Counsel for the Elderly, Young Lawyers Alliance, chair
- Alston & Bird D.C. Pro Bono Committee, deputy co-chair
- Junior League of Washington, sustaining member

## **Education**

- Northwestern University (J.D., 2007)
- Princeton University (A.B., 2000)

## **Admitted to Practice**

- District of Columbia
- Illinois

## **Related Services**

Financial Services & Products | Consumer Financial Services | Structured & Warehouse Finance