

## Patrick C. Sargent

Partner

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Pat Sargent focuses on structured finance and capital markets transactions, including extensive experience in commercial real estate finance and securitization, collateralized mortgage obligations, mortgage repo facilities, and structured financings of other diverse asset types such as trade receivables, auto loans, single-family rental loans, and equipment leases. He represents a national credit rating agency in commercial mortgage securitizations and CRE CLO transactions and also represents issuers, loan sellers, underwriters, investors, and servicers in public and private structured finance transactions and other debt and equity transactions.

Pat has been listed in *The Best Lawyers in America*® for Securitization and Structured Finance Law since 2006 and he was named *The Best Lawyers in America*® “Lawyer of the Year” in 2012 and 2020. Additionally, Pat has been recognized as a Texas Super Lawyer by *Texas Monthly* for more than 10 years.

### **Representative Experience**

- Represented a public insurance holding company in its first issuance of commercial mortgage-backed securities (CMBS) backed by commercial mortgage loans originated by eight subsidiaries in a private placement consisting of 10 classes of securities.
- Represented a bank/buyer in a \$185 million commercial mortgage repurchase facility; represented borrower/seller in a \$300 million commercial mortgage repurchase facility.
- Represented a subprime auto lender in the securitization of residuals from multiple term securitizations structured to comply with risk retention regulations using a majority-owned affiliate.
- Represented a Fortune 100 company in the commercial mortgage lease-backed securitization of its corporate headquarters.
- Structured the first cross-border credit tenant lease securitization based on Mexican credit.
- Represented the issuer in a consumer receivable master trust combined term and revolving credit facility securitization.
- Represented the acquirer in a combined merger and structured finance purchase of multiple restaurant chains.
- Represented a public company in a \$1.9 billion term and revolver financing in the acquisition of a publicly traded independent refiner and marketer.

### **Publications & Presentations**

#### **Publications**

- “What Can Be Expected in Structured Finance and Securitization for 2018?” *Bloomberg BNA Banking Report*, February 2, 2018.
- “The Current CMBS Experience – And a Path Forward,” *Real Estate Finance Journal*, Summer 2017.

- “The Dawn of CMBS 4.0: Changes and Challenges in a New Regulatory Regime,” *Real Estate Finance Journal*, Fall/Winter 2017.
- “The Myths and Merits of MERS,” *The National Law Review*, September 25, 2012.
- “CMBS 2.0: An Overview of Changes and Challenges,” *Real Estate Finance*, December 2011.
- “Model Representations and Warranties and Dispute Resolution in CMBS 2.0; Rule 17g-7,” *The National Law Review*, September 23, 2011.

### **Presentations**

- Finance 411 - Lenders Beware: Money Laundering Issues in Commercial Lending Transactions, January 23, 2019.

### **Professional & Community Engagement**

- Commercial Real Estate Finance Council, board of governors, president (June 2009–June 2010)
- Structured Finance Association, board of directors (2017–2019)
- American Bar Association, Section of Business Law, Committee on Developments in Business Financing, Subcommittee on Securitization of Assets
- Chartered Realty Investor Society, board of governors
- Texas Bar Foundation, fellow

### **Education**

- Southern Methodist University (J.D., 1982)
- Kansas State University (B.S., 1979)

### **Languages**

- Spanish

### **Admitted to Practice**

- Texas

### **Related Services**

Finance | Commercial Real Estate Lending | Structured & Warehouse Finance | Commercial Real Estate Master & Special Servicing | Real Estate & REITs