

Summary of Qualifications

Extensive background in all aspects of residential mortgage banking, state and federal regulatory compliance, underwriting, credit risk and loss mitigation. Adept at risk analysis and problem solving. Detail oriented with significant experience in research and fraud/misrepresentation investigation. Experience in coordinating and responding to FHA, VA and OTS audits. Ability to direct both people and projects in internal and/or outsourced environments. Excellent written and verbal communication skills. Skilled in creating and maintaining policy and procedure manuals and producing internal and external communications.

WORK EXPERIENCE:

June 2010 – Present

LAJ Consulting, LLC – Managing Director/President

The Reynolds Group – Director/Compliance and Quality Control

Payne Advisory – Associate Consultant

Executive consulting and advisory services for the mortgage banking industry. Direct mortgage banking experience with a strong commitment to customer service. Experience ranging from originations to servicing; specializing in credit risk, compliance and quality control. Available services include the following:

- Litigation Support
- Operational reviews
- Put-back/repurchase analyses (both support and rebuttal)
- Quality Control
- Due Diligence
- Compliance examinations
- Company evaluations for warehouse approval
- Policy Development
- Forensic Underwriting

Expert Engagements:

- Ameriprise Bank, FSB v. PNC Bank, N.A./Arbitration #55-148-Y-002109 (testified on behalf of the Claimant)
- H. Jason Gold, Chapter 11 Trustee v. Loan Care Servicing, et al. #08-13293-SSM (representing the Plaintiff)

April 2005 – June 2010

Franklin Credit Management Corporation

Loss Mitigation/Skip Trace and Payment Processing Manager (02/08 – 6/10) (after closing of originations)

- Analyze, create and implement new programs to support loss mitigation efforts, including the Treasury Department's new Home Affordable Modification Program which is administered by Fannie Mae.
- Develop and apply underwriting standards for loan modification programs required by specific investors. Build an "origination style" process for reviewing delinquent loans for possible modification.
- Create, improve and manage metrics to monitor the daily results of the Skip Trace efforts for both vendors and staff. Results equating to both new account contacts and payments.
- Manage and expand the role of the payment processing group, including incorporating loan modifications and allocating non-payment funds received.
- Manage a combined staff of 25 for Loss Mitigation in locating and negotiating with delinquent borrowers to restructure their loans and initiate new payment streams.

Lisa A. Jones

- Point person for all outstanding put-back demands/litigation regarding compliance and underwriting issues.
- Streamlined and improved the procedures for processing Deferments, Rate Reductions and Short Sales. Created a daily working metric to ensure staff is working to standard.

Director of Administration for Tribeca Lending Corporation (Subsidiary of Franklin Credit, which purchased the Wholesale Division of The New York Mortgage Company) (02/07 – 02/08)

- Managed staff responsible for the Processing, Underwriting, Broker Administration, and Credit Risk departments.
- Responsible for all aspects of Compliance, Credit, Quality Control and Policy within the division.
- Created and administered the approval process for brokers, appraisers, closing attorneys and title companies.
- Supervised a Due Diligence project to review over \$100MM of loans to determine any underwriting, compliance or misrepresentation issues. Drafted summaries of findings to be used in legal proceedings.
- Worked with the Legal Department to ensure compliance with licensing laws for all originating states.

April 2005 – February 2007

The New York Mortgage Company

Director of Administration (04/05 – 02/07)

- Part of the Executive Team that established the Wholesale Division by creating a business plan, training curriculum and policies and procedures.
- Managed the Underwriting, Processing and Loan Set up departments, including a training and testing program for underwriter loan authority levels.
- Created and maintained the process for application and approval of brokers and correspondents.

June 2004 - April 2005

Aurora Loan Services, A Lehman Brothers Company (Purchased SIB Mortgage)

Senior Vice President/Regional Operations Manager

- Established and managed the Northeast wholesale operations center, which consisted of five teams (100 staff). Each team supported 50 brokers and was comprised of underwriters, junior underwriters, closers, funders and setup staff.
- Collaborated with the sales management to develop strategies for meeting monthly and quarterly volume and unit goals for the region.
- Managed and monitored the client relationships with brokers and correspondents.
- Utilized staffing model tools in order to right size staff for current productivity.

December 2001-June 2004

SIB Mortgage Corp., wholly owned subsidiary of SI Bank & Trust

Senior Vice President/Corporate Policy Manager & Compliance Officer

- Policy & Procedure Manager creating and maintaining libraries of policies, internal communication strategies and external communication for customers.
- Ensured completion of all compliance related functions including: compliance issues resulting from both internal and external sources; annual HMDA submission; approval of marketing materials; company testing program; maintenance of all regulatory announcements and changes; approval of all forms and documents.
- Worked with Investors regarding new products and underwriting guidelines and with Regulatory Agencies regarding reviews, exams and audits (OTS, HUD and VA).
- Developed and lead a “best practices” initiative to evaluate existing mortgage operations and to identify a best approach to mortgage originations.

March 2001 – December 2001

Independent Consultant

Credit Suisse First Boston – QC Consultant (07/01-12/01)

- Drafted both the Underwriting Manual and the Quality Control Manual for a start-up Division.

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GE Mortgage Services – Contract MI Underwriter (03/01-06/01)

September 1995 – December 2000

Quest Advisors, Inc.

Vice President and Managing Director

Operating Officer for a start up consulting firm that provided advisory, due diligence, compliance reviews, outsourcing and quality control services to the mortgage industry on a national basis.

January 1990 – September 1995

Anchor Mortgage Services, Inc., subsidiary of Anchor Savings Bank

Assistant Vice President/Credit Policy Manager (05/94-09/95)

Wholesale Quality Assurance Underwriting Manager (10/93-05/94)

Senior Quality Assurance Underwriter/Mortgage Officer (01/90-10/93)

EDUCATION AND LICENSING:

Montclair State University 1987

Bachelor of Science in Business Administration with concentration in Office Systems Administration

Licensed Mortgage Banker for the State of New Jersey (November 2007 – June 2009)

Published article in Broker Magazine – April 2006

NMLS#175426 - Passed SAFE Act Licensing Test – May 2010