Anna DeSimone

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Mortgage Lending and Servicing Expert

Anna DeSimone provides expert services for matters pertaining to mortgage origination compliance and business practices, loan servicing, loss mitigation, fair lending, loan steering, foreclosure, fraud, and appraisal valuations. Her expertise covers state and federal consumer compliance regulations and requirements of mortgage enterprises. Her court testimony in the 9th federal circuit resulted in a precedent win for Truth in Lending, Regulation Z, and she has provided testimony to the Department of Housing and Urban Development (HUD). Her discovery and litigation support services include:

AI and Machine-Learning Decisioning

Quantitative analysis of similarly-situated borrowers to evaluate consistency in loan product offering, pricing, closing costs, approval conditions, or reasons for denial; compliance to ECOA and Fair Housing Act.

Loan Servicing Complaints

Review of documentation, call center audio transcripts, letter logs, and response timeline to evaluate compliance to matters such as force-placed insurance, partial payments, escrow amounts, late fees, PMI cancelation, credit bureau reporting, forbearance/modification application, payoff figures and disbursement.

Foreclosure

Review of life-of-loan payment history, written notifications, loss mitigation communication, foreclosure alternatives, reinstatement attempts, and foreclosure action. Review of call center transcripts; timeline of borrower response.

Fair Lending

Assess compliance to ECOA, Fair Housing Act, RESPA, TRID, UDAAP, appraisal valuations, advertising practices, state predatory lending laws. Comparative analysis of loan product offering, pricing, service standards and closing costs of similarly situated borrowers. For wholesale lenders, assessment of fair and consistent standards among low- and high-volume affiliate brokers.

Professional Background

Housing Research, LLC
Consultant, 2020 - Present

Consulting services and policy development for banks and mortgage lenders covering mortgage operations, loan servicing, quality control, and loss mitigation. Compliance policies on the Fair Housing Act, ECOA, FDCA, FACTA Red Flags, UDAPP, BSA/AML, Dodd-Frank Qualified Mortgage, Truth in Lending, RESPA, Marketing and Advertising, Appraiser Independence, Quality Control, Broker Approval and Monitoring, Vendor Oversight, Data Privacy, Information Security, and AI Governance. State-specific rules, disclosures, and licensing requirements.

Bankers Advisory, Lexington, MA
Founder and CEO, 1986 - 2019

Mortgage compliance and quality control audit services company, acquired by Clifton Larson Allen LLP in 2014. DeSimone led a team of 50 persons, including 25 attorneys, in assessments of over two million mortgages to financial institutions nationwide. She developed the firm's proprietary audit software, structured with 10,000 risk-rated defects pertaining to investor underwriting standards, fair lending, due diligence, loan servicing, early payment defaults, state and federal compliance. Anna developed and maintained AllRegs 50-state compliance matrices 2009-2014. Her software trademark, the Desktop Underwriter, was acquired by Fannie Mae in 1994.

New England College of Finance, Boston, MA
1986 – 1996, Instructor

Delivered classroom instruction to B.A. degree candidates; conducted seminars to bank employees.

Education

Chandler School for Women, Boston, MA (A.S.)
Harvard University, Cambridge, MA (B.A. candidate)

ANNA DESIMONE, CASE EXPERIENCE

Spillman, Thomas, Battle

West Virginia; Del Signore v. PHH Mortgage; foreclosure; discovery submitted; trial pending in 2026.

Greenberg Traurig

Missouri; McDonough v CNU of Missouri (CashNet USA); discovery submitted.

Smith Duggan Cornell & Gollub

Massachusetts; Hepburn Homes LLC v QS Private Lending LLC and Above and Beyond Construction Corp.

Expert services on the following cases concluded favorably for client

Goodwin

West Virginia; Proffitt v. Greenlight Financial Services / WMC Mortgage; allegation of predatory lending.

West Virginia; Wilson v. ABN-AMRO; allegation of predatory lending.

West Virginia; Campolio v. Bank of America Loan Servicing; allegation of predatory lending.

Greenberg Traurig

Michigan; Robert DeSimone v. GMAC Mortgage; Massachusetts Truth-in-Lending; allegation of incorrect adjustable rate mortgage index calculation; summary judgment entered in lender's favor.

Florida; Lustig v. Bear Stearns Residential Mortgage Corporation; allegation of UDAAP violation; summary judgment in favor of lender.

Florida; Silen v. EMC; allegation of Truth in Lending violation; summary judgment in favor of lender.

Nelson Mullins Riley & Scarborough

West Virginia; Virginia Richards v. Vanderbilt Mortgage & Finance; allegation of predatory servicing due to lender-placed hazardous insurance.

McGlinchy Stafford

Ohio class action suit; Wilken v. Wachovia; services provided over a 5-year period on subject as well as the underlying case Maenle v. Wachovia (defense attorney Treanor, Pope and Huges).

Rutledge, Manion, Rabaut, Terry & Thomas

Fremont Reorganizing Corporation v. Timothy Baker and Key Appraisers, et al. Real estate appraisal fraud.

Wilson, Elser, Moskowitz, Edelman & Dicker

Michigan; Leader One Financial Corp. v. Dominick M. Nuzzo. Real estate appraisal fraud.

Rosen, Zeichner Ellman & Krause

New Jersey; Osuji v. Countrywide; predatory lending; summary judgment in favor of lender.

Wiggins and Nourie

New Hampshire; Cailer v. Countrywide; foreclosure rescue scam; case settled.

Steven S.K. Chung, Honolulu

Hawaii 9th Circuit Court of Appeals, Honolulu HI; Rochlen v. Meridian; allegation of Truth-in-Lending violation; trial testimony, precedent win favoring lender.

Anna DeSimone - Publications

Published by Mortgage Banks Association of America

- Handbook of Fair Lending
- Fair Lending Resource Guide (for employees)
- Fair Lending Resource Guide (for trainers)
- Fair Lending Essentials (web)
- International Mortgage Banking
- Introduction to Mortgage Brokering
- Mortgage Processing
- Advanced Mortgage Processing
- Mortgage Underwriting
- Advanced Mortgage Underwriting
- Reverse Mortgage Options for Older Americans
- Fraud Detection and Deterrence

Policy Templates Published by AllRegs / Ellie Mae / ICE Technology

- Anti-predatory Lending
- Appraiser Independence
- Consumer Privacy & Information Security
- Federal Compliance Manual
- FHA Audit & Assessment
- FHA Broker Quality Assurance
- FHA Mortgagee Approval
- FHA Origination
- Lender Quality Assurance
- Wholesale Lending Quality Assurance
- Loan Officer Compensation
- Mortgage Disclosure
- Red Flags Identity Theft
- Massachusetts Written Information Security Plan

Published by Federal Reserve Bank of Boston

- Fed Challenge High School Curriculum
- Community Profiles
- Lenders Guide to Community Development

Massachusetts Bankers Association

- Bunker Hill Community College Mortgage Curriculum

National Assoc. of Professional Mortgage Women

- Graduate of Mortgage Lending (GML) designation curriculum
- Masters of Mortgage Lending (MML) designation curriculum

Freddie Mac

- Discover Gold Through Homeownership

Professional Handbooks

- AI Governance—Best Practices for Mortgage Compliance and Quality Control
- Information Security--Compliance Requirements of Fannie Mae, Freddie Mac, State & Federal Agencies
- Mortgage Servicing Rule
- RESPA Best Practices Guide
- Dodd-Frank Qualified Mortgage Rule
- TRID Best Practices Guide
- Responsible Lending
- Quality Assurance

Books for Consumers

- Closing the Gap in Homeownership – *Re-writing the Rules Against Mortgage Discrimination*
- Live in a Home that Pays You Back – *A Complete Guide to Net Zero and Energy-Efficient Homes*
- Welcome to the Agrihood – *Housing, Shopping and Gardening for a Farm-to-Table Lifestyle*
- Housing Finance 2020
- Hipoteca 2020 *(Spanish)*
- Information Security - Data Privacy Rules for Mortgage Lenders and Finance Companies