



## Sherwin F. Root

Senior Attorney

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### PRACTICE AREAS

- Corporate

### OVERVIEW

Mr. Root is a senior attorney in the Corporate Practice Group in the firm's Los Angeles office.

### Practice Areas

Mr. Root handles transactions and regulatory issues for clients in the financial services industry, including banks, thrifts, and mortgage banking companies, and general corporate matters. He is a former Senior Counsel at Home Savings of America, FSB, where he was the primary attorney responsible for legal matters relating to residential lending.

### EDUCATION

- J.D., Harvard Law School, 1975
- B.S., Georgetown University, 1972, *magna cum laude*

### ADMISSIONS

- California

### ARTICLES

- Backing Out, April 18, 2007
- Mr. Root has authored numerous articles for trade and professional publications on consumer lending issues.

### Financial Institutions Law Blog Articles

- "Brokers - Thou Shalt Not Accept Payments From More Than One Source In Connection With a Mortgage Loan", February 18, 2011
- "New Los Angeles Ordinance Requires Banks And Lenders To Repair Vacant Residential Property", July 16, 2010
- "House Approves Legislation to Eliminate Duplicative Consumer Privacy Notices", April 21, 2010
- "Ninth Circuit Court of Appeals Joins Other Circuits And Holds That Overcharge Does Not Violate Section 8(b) of RESPA", March 11, 2010
- "FHA Proposes Higher Net Worth Requirement For Lenders In Effort To Strengthen Risk Management", March 8, 2010
- "More Bad News For Mortgage Lenders? PMI Companies Attempting To Rescind Insurance Policies", August 24, 2009

- "New Regulation Z Proposal Bans Yield Spread Premiums, Revamps Disclosure Requirements", July 29, 2009
- "When Is A Loan Sale A Table-Funded Transaction Subject To RESPA? U.S. District Court In California Casts Doubt On Routine Transactions", July 21, 2009
- "Federal District Court In 11th Circuit Expands Scope Of RESPA Section 8(b)", July 15, 2009
- "Helping Families Save Their Homes Act of 2009 Imposes New and Uncertain Disclosure Requirements On Buyers and Assignees of Home Loans", May 29, 2009
- "House Financial Services Committee Votes to Suspend Use of New GFE and HUD-1", April 30, 2009
- "HUD Delays Effective Date Of Builder Incentive Ban", January 8, 2009
- "FDIC Changes Deposit Insurance Rules For Mortgage Loan Securitizations", October 13, 2008
- "HUD Audits Claim First Magnus Marketing And Volume-Based Incentive Arrangements Violated RESPA", August 26, 2008
- "New California Law Requires Additional Steps For Foreclosures", August 19, 2008
- "Federal Bank Agencies Publish Examples of Information to be Provided for Hybrid Mortgage Products", June 9, 2008
- "Federal Trade Commission and Federal Reserve Board Issue Proposed Rules on Risk-Based Pricing Notices", June 9, 2008
- "Courts Remain Split on Availability of Class Actions for Rescission Under Truth in Lending Act", March 5, 2007

**SPEECHES**

- Mr. Root has spoken before a number of industry groups, including the Western League of Savings Institutions, the National Home Equity Mortgage Association, the California Mortgage Bankers Association and the California Mortgage Association.