



Sherwin F. Root

Senior Attorney

Los Angeles/Downtown
333 South Hope Street
Forty-Third Floor
Los Angeles, CA 90071

Tel: 213.617.5465
Fax: 213.620.1398
sroot@sheppardmullin.com

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

- "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.