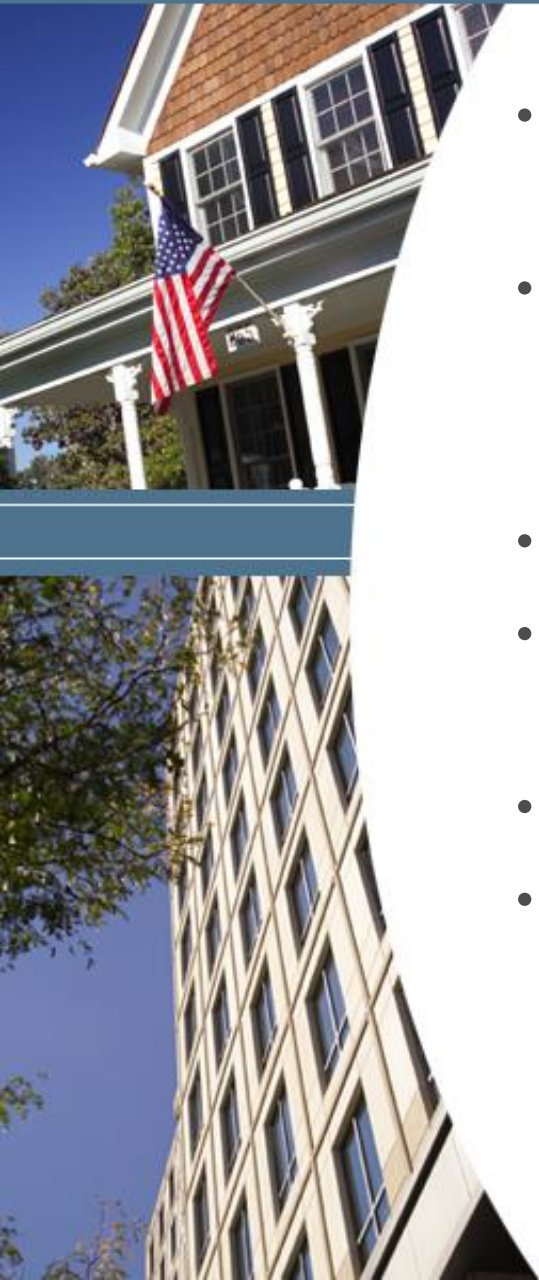




Filing with Law Enforcement

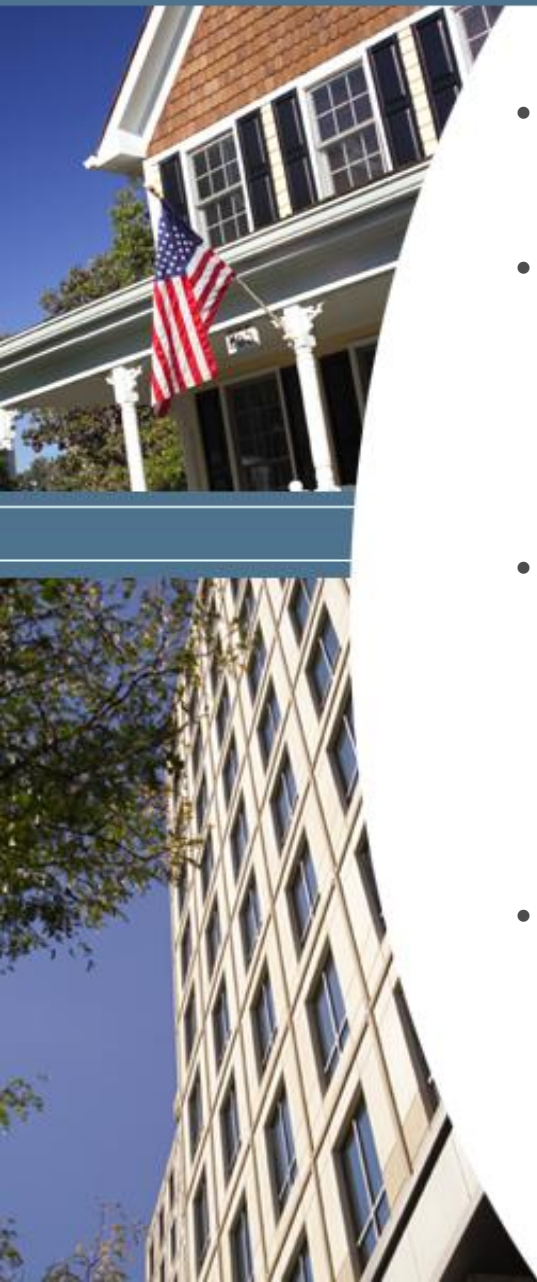
Rosemary Canales

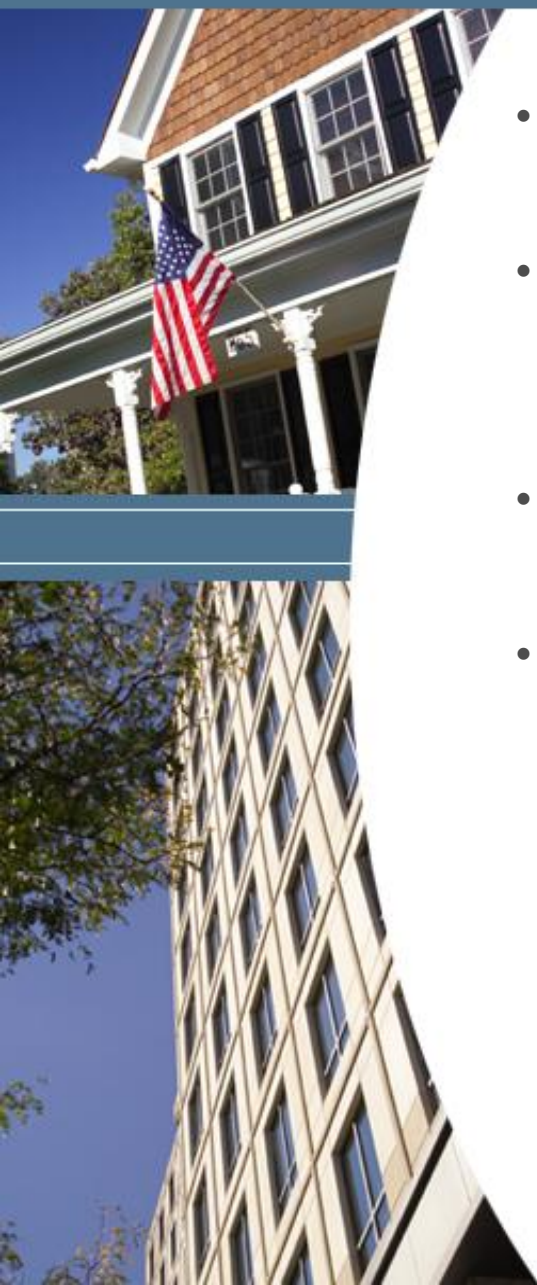
- **WHAT CAN YOU DO TO INSURE THAT LAW ENFORCEMENT WILL GIVE YOUR CASE THE ATTENTION THAT IT DESERVES.**



- **Your time is valuable – and so is law enforcements.**
- **So your institution lost money on this case but do you have the what you need to get the case prosecuted?**
- **Are you able to identify suspects?**
- **Can you prove how the suspects benefitted from the fraudulent loan?**
- **Can you describe the scheme?**
- **Can you provide the evidence (documents) to support your case?**

IF THE ANSWER IS YES TO THESE QUESTIONS THEN THE NEXT STEP IS TO FILE YOUR CASE.

- 
- **What is the dollar loss and what law enforcement agency is the best to work this case?**
 - **Federal versus Local Law Enforcement – will primarily depend on the dollar amount of potential or actual loss. Sometimes it may depend on the suspect (whether he is wanted on other cases).**
 - **What is the jurisdiction?**
 - » **Where the property is located?**
 - » **Where was the loan closed?**
 - » **How the loan was funded and where the funds came from.**
 - **File a SAR as required by FINCEN guidelines.**



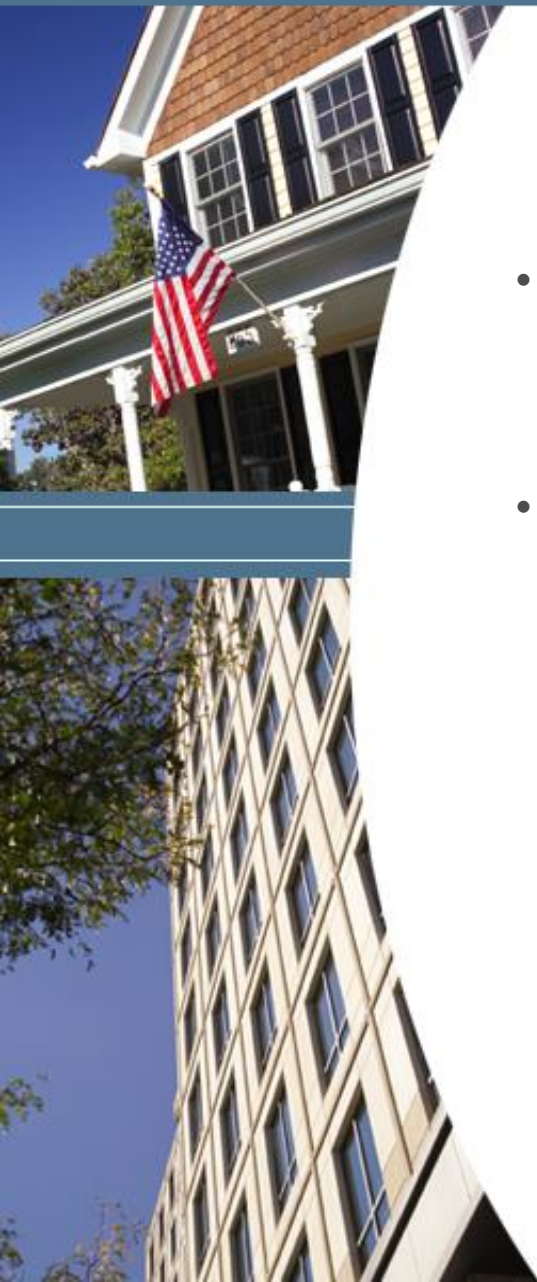
- **Cover letter – introduce yourself and your role with your institution.**
- **State what is in the package and what you are doing. (i.e. I am filing a mortgage fraud case in which the borrower misrepresented their income,etc).**
- **Include your email, office phone, and cell phone as well as your business card.**
- **Write a one page summary – open with a short synopsis of the crime to grab their attention - be concise. Bullet points are a great way to lay out the events and keep the writer from over doing the details.**

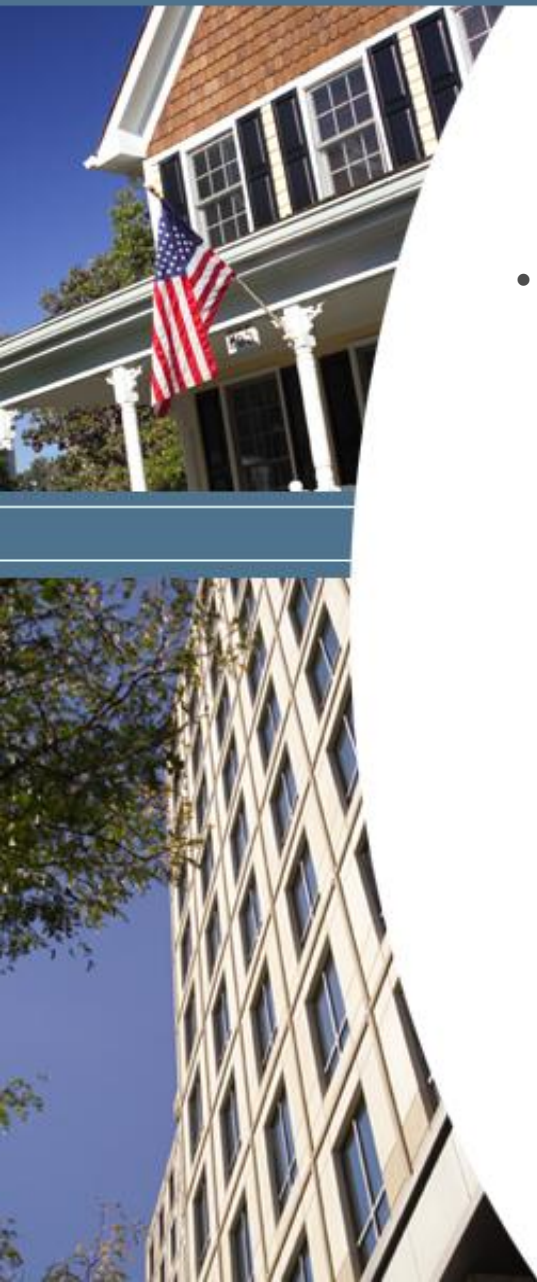
- Include a spreadsheet if you are filing a case in which there are more than 5 loans involved. (sample on next page) The spreadsheet is where you can capture the details
- Include pertinent or supporting documents
 - » Identification of your suspects – if available.
 - » Loan application
 - » Loan settlement document
 - » Supporting documents for the type of fraud your case has (i.e. property inflation – appraisals, misrepresentation of income – W-2's, tax returns or VOE)
- *****Law Enforcement at this point does not need the whole file.***

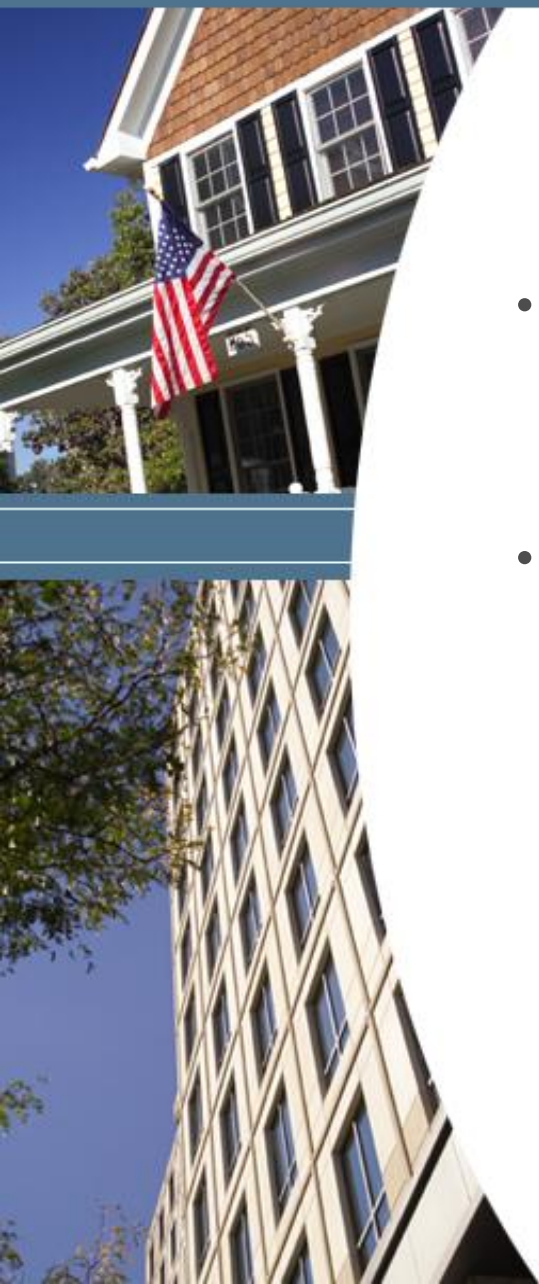


Mortgage
spreadsheet

WHAT ARE THE MOST IMPORTANT AREAS THAT YOU SHOULD FOCUS ON?

- 
- *Make sure that you are presenting a good case and that you have followed any leads and determined the facts to ensure it is a solid case.*
 - *Present your case as simple as possible – ask yourself, “Would a jury of 12 individuals who don’t know anything about mortgage fraud understand this case, as I explained it?”*

- 
- *If you are experiencing a high volume of fraud in a particular geographic area in which you currently do not have many relationships with law enforcement – I recommend visiting with the various law enforcement agencies to build a rapport then they will get to know you and help build a working relationship.*



- *If your institution is a victim of fraud then you do not need a subpoena to provide documents on that loan.*
- *You are protected under the Bank Secrecy Act.*