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EDUCATION

MBA, Finance, University of Rochester (NY)
Full tuition academic scholarship

B.A. (with Honors), Economics, The Ohio State University
Phi Beta Kappa
University housing Resident Advisor

PROFESSIONAL CAREER SUMMARY

Financial Services Consultant, 2012 – present

University Finance and Real Estate Instructor, 2012 – present

Banking and Credit Risk Executive – 30 years' experience

CONSULTING ENGAGEMENTS

Rezner v. UNICREDIT BANK AG: Prepared defendant's expert report re: availability, underwriting, and pricing for stock margin loans. Case settled prior to deposition.

Confidential Defaulted Credit Card Collections Litigation: Prepared defendant's analysis and documentation re: third-party credit card collections pricing and standard of care. Deposition pending.

Confidential Commercial Mortgage Underwriting Standard of Care: Prepared plaintiffs' analysis of loan underwriting re: commercial real estate loan participations.

Confidential FDIC lawsuit against Failed Bank Management: Prepared plaintiffs' commercial real estate loan reunderwriting and expert report and testified at deposition re: grossly negligent ADC loan approvals and unacceptable commercial real estate risk concentrations. Trial pending.

Confidential Banking Practices Litigation: Provided consulting for government agency re: bank regulatory capital, Basel II compliance, and balance sheet restructuring.

CONSULTING ENGAGEMENTS - Continued

Fields v. Bank New York Mellon: Prepared defendant's expert analysis re: residential mortgage loan securitization. Case dismissed prior to deposition.

U.S. Patent Dispute: Conducted expert analysis and prepared declarations re: auto lending terminology and loan approval practices to support defendants' claims in an automated technology patent dispute. Deposition pending.

Magnate Fund #2 v. C.W. Gus Triggas: Prepared defendants' expert analysis and testified at deposition re: industry standard of care for brokered loan applications and underwriting. Trial pending.

JPMorgan Chase v. Shafazand: Prepared plaintiffs' expert analysis and testified at trial re: industry standard residential mortgage lending practices and loan documentation standards. Verdict pending.

Capital One v. Forrest: Prepared plaintiffs' expert analysis and testified at deposition re: loan underwriting and mortgage fraud. Case settled prior to trial.

Bear Stearns Mortgage Funding Trust AR-2 v. EMC Mortgage LLC: Prepared expert rebuttal report and testified at deposition regarding loan underwriting and default factors re: plaintiffs' \$300+ million repurchase demand. Case settled prior to trial.

FDIC-R v. Core Logic Valuation Services: Prepared expert reports and testified at deposition re: plaintiff's \$98 million mortgage underwriting damage claim. Case settled prior to trial.

FDIC-R v. LSI: Prepared expert reports and testified at deposition re: plaintiffs' \$129 million mortgage underwriting damage claim. Case settled prior to trial.

Crowell v. Ritz Carlton: Prepared expert report and testified at deposition re: defendant's estimates of plaintiffs' lost income. Trial settled in favor of defendant with no damages awarded plaintiff.

Confidential LIBOR Research Report: Prepared research and analysis on LIBOR as the index for certain adjustable rate residential mortgages.

TEACHING RESPONSIBILITIES

Cal State University East Bay 2012 – Present

Accounting and Finance Instructor

- Teach undergraduate and MBA Finance and Real Estate courses
- Selected as Charlene Abendroth "Instructor of the Year" in 2013
- Co-founder of the Center for Financial Literacy

UC Davis MBA Program 2013 – Present

Visiting Faculty in Accounting and Finance

MAJOR BUSINESS ACCOMPLISHMENTS

- **Due Diligence** – Integration of Wachovia \$120 billion mortgage portfolio with successful loss mitigation programs and \$2.4B impairment reserve release.
- **Stress Testing** – Federal Reserve approval for three credit quality and capital management plans.
- **Allowance for Loan Loss Reserves** – Managed total Wells Fargo, consumer and commercial loan portfolios, ALLL through loan policies, analytics, and detailed quarterly loan level portfolio reviews.
- **Business Management** – Managed home equity and mortgage lending business units. Ran appraisal and collections operations.
- **Loan Underwriting** – credit analysis, appraisals, compliance, and loan documentation.

PROFESSIONAL EXPERIENCE

WELLS FARGO, San Francisco, CA 1998 - 2012

Executive Vice President and Senior Credit Officer (2008 – 2012)

Senior credit risk executive responsible for a \$400B portfolio including mortgage, auto, credit card, student loan, and small business loans. Member of key executive committees, including Sarbanes-Oxley Disclosure, Fair and Responsible Lending, Corporate Credit Policy, Loan Repurchase Reserves, and Allowance Approach. Consumer credit expert for due diligence reviews and loan portfolio valuations.

- Directed 2008 Wachovia Bank consumer credit due diligence including establishing a \$30B credit impairment reserve and a \$13B equity capital raise. Pick-a-Pay mortgage results have exceeded expectations – completed loan modifications for 60,000+ customers, accumulated negative amortization reduced by \$3B, and a \$2.4B reserve release due to lower than expected credit losses
- \$20 million delegated real estate underwriting authority. \$350 million back-up credit authority to support Wells Fargo Chief Credit Officer.
- Managed consumer credit forecasting and analysis for 2009 Federal Reserve SCAP and subsequent CCAR stress tests. All Wells Fargo capital plans approved by regulators.
- Maintained extensive support for rating agency, stock analyst, and regulator interface
- Implemented a Market Classification process for residential real estate to assign risk ratings at the MSA level to optimize lending policies and loss mitigation practices
- Developed and delivered web-based credit training for over 25,000 team members

Senior Credit Officer – Corporate Credit (1998 – 2007)

SCO responsible for establishing and monitoring corporate consumer credit policies and loan portfolio performance:

- Managed Wells Fargo corporate Allowance for Loan Losses (\$5.5B at YE 2007), including quarterly adequacy testing and documentation. Worked closely with Loan Review to monitor loan quality and conducted quarterly portfolio reviews of impaired wholesale loans.

Received satisfactory annual audit and SOX 404 exam ratings. Developed special reserve methodology and documentation for Hurricane Katrina disaster

- Managed corporate credit reporting for senior management and the Wells Fargo Board of Directors, including portfolio concentration and peer analysis.
- Chaired Retail Basel II working committee responsible for risk framework, data integrity, and model development and validation

OTHER SIGNIFICANT EXPERIENCE

EUREKA BANK, FSB, Foster City, CA

Senior Vice President and Residential Mortgage Director

- Built and ran an innovative jumbo mortgage business with \$2 billion annual fundings and a #1 market share in northern California
- Managed Retail and Broker sales channels and loan underwriting / funding
- Managed commercial apartment business
- Negotiated lender paid mortgage insurance program to facilitate customer service and preferred pricing

BANK OF AMERICA, San Francisco, CA

Senior Vice President – BofA Mortgage

- Directed national lending policies and product development for a major national mortgage company, including the “Neighborhood Advantage” program for low income and first time home owners
- Developed and delivered classroom based consumer credit training, including credit scoring and collections

CITIBANK (CA), Oakland, CA

Senior Vice President – Mortgage Operations

- Built a second mortgage lending operation for Citibank (CA) with a 2% return on assets and a #3 market share in northern California
- Managed two first mortgage underwriting centers with 500 team members, funding \$2 billion per year. Developed innovative customer service programs in response to Loma Prieta earthquake and Oakland Hills fire natural disasters
- Part-time faculty member of Citicorp Executive Development Center, responsible for consumer credit curriculum development and classroom training, including lectures, case studies, and computer simulations

CITIBANK (NYS), Rochester, NY

Vice President

- Credit Director responsible for credit policy and consumer collections in a \$10B portfolio
- Senior financial officer responsible for annual budgets, monthly financial reporting, and consolidation of bank subsidiary into Citicorp reporting

XEROX, Rochester, NY

Financial Analysis Manager

PUBLICATIONS

"Selected Problems in Finance" Cal State University East Bay, Neil Librock editor, ISBN 978-1-269-06446-0

"Managing a Consumer Lending Business", David Lawrence and Arlene Solomon. Chapter 10, "The Home Mortgage Business" authored by Neil Librock. ISBN 978-0-9715737-3-0

"Subprime Consumer Lenders Will Learn Their Lessons the Hard Way", American Banker, March 5, 2015

ACTIVITIES

- University of Rochester Simon Graduate School of Business – Executive Advisory Council
- Member U.S. Green Building Council, Northern CA Chapter
- Porsche Club of America, San Francisco Golden Gate Region – Chief Driving Instructor