INTERNAL AUDIT SERVICES

The audit activity your investors and examiners expect. Without building a department.

> *"You've helped our Board do a much better job of monitoring our mortgage company."*
>
> W. R. ROBBINS, FARMERS BANK & TRUST

Most mortgage lenders have no dedicated internal audit function. We build one with you: a **comprehensive initial review** that sets your charter, plan, and schedule, then **two to four targeted audits a year** in the areas you choose.

Find it first.

Fannie Mae's MORA and Freddie Mac's CORE reviews test the same controls we do. Better to find the gaps with us, on your schedule, than in an exit meeting with the agency.

START HERE: A COMPREHENSIVE INITIAL REVIEW, BUILT ON THE FOCIS REVIEW®

F **Financial performance and management.** Profitability and peer comparison.

O **Operations and origination.** Process and staffing, application to boarding.

C **Compliance, controls, and corporate structure.** Procedure risk and LO compensation.

I **Interest rate risk and secondary marketing.** Hedge advisor oversight and reporting.

S **Systems and servicing.** Capability, performance, and risk.

AUDIENCE ONE
Shareholders and senior management

Business recommendations, not just findings: where to increase revenues, control costs, and better manage risk.

AUDIENCE TWO
Fannie and Freddie

Independent support for the internal audit work the agencies expect of Seller/Servicers.

AUDIENCE THREE
Your warehouse lenders

A distilled FOCIS Review® report for two of your warehouse banks at no additional charge.

THEN: TWO TO FOUR TARGETED AUDITS A YEAR, IN THESE AREAS OR ANY YOU REQUEST

- **Secondary marketing**
- **In-house servicing**
- **Branch audit** program
- **Internal reporting** and metrics
- **Subservicer oversight**
- **Pre- and post-closing** quality control
- **Mortgage and servicing** compliance
- **Your existing internal** audit program

WHAT LANDS ON YOUR DESK

- **Internal audit charter, plan, and schedule** for every functional area
- **A written report within 20 business days** of each targeted audit
- **Initial written report** covering roughly 110 areas
- **Sample reports and checklists** your own team can reuse

Start with the initial review. Add audits as you need them.

And then we stay reachable. Questions, second opinions, a call before a board meeting: just pick up the phone. **Once a client, always a client.**

One to two days on site per review.

FIXED FEES
PLUS TRAVEL

Joe Garrett
PRINCIPAL
(510) 469-8633
jgarrett@garrettmcauley.com

Mike McAuley
PRINCIPAL
(281) 250-2536
mmcauley@garrettmcauley.com

Steve Stone
MANAGING DIRECTOR
(732) 977-9171
sstone@garrettmcauley.com

FOCIS Review®: Financial, Operations, Compliance, Interest rate risk, Systems. We refer full fair lending regression analysis to specialist partners.