

1. Record Nr.	UNINA9910819603103321
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Titolo	Fraud and the subprime mortgage crisis // Tomson H. Nguyen
Pubbl/distr/stampa	El Paso [Tex.], : LFB Scholarly Pub., 2011
ISBN	1-59332-666-1
Edizione	[1st ed.]
Descrizione fisica	1 online resource (195 p.)
Collana	Criminal justice : recent scholarship
Disciplina	364.16/3
Soggetti	Subprime mortgage loans - Corrupt practices - United States Mortgage loans - Corrupt practices - United States Fraud - United States
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	Description based upon print version of record.
Nota di bibliografia	Includes bibliographical references and index.
Nota di contenuto	CONTENTS; List of Tables; List of Figures; Chapter 1: Mortgage Fraud: An Introduction; Research Questions; Defining Mortgage Fraud; Predatory Lending vs. Mortgage Fraud; Conceptual Definitions; What is Subprime Lending/Subprime Loans?; Origins of Subprime Lending - Deregulation of the Financial Industry; Related Influential Legislation; The Growth of Subprime Lending; Wall Street and Mortgage-Backed Securities; Conclusion; Chapter 2: Research on Mortgage Fraud and the Law; Mortgage Fraud and the Law; Mail and Wire Fraud Statutes; Statutes on the Transportation of Stolen Goods and Insured Financial Institutions Mortgage Fraud; The Role of White-Collar Crime in Financial Disasters; Types of Fraud in the Financial Debacles; The Orange County Bankruptcy; Corporate Scandals; White-Collar Crime as Organized Crime; The Role of Organizations in White-Collar Crime; Theoretical Underpinnings; Chapter 3: Data and Methods; Interviews; Sample Questions Regarding Work and Work Experience; Sample Questions Regarding Work Environment and Management; Sample Questions Regarding Specific Loan Origination Practices; Research Subjects; Secondary Data Sources Strengths and Limitations of Interviews Inside Interviewing; Research Concerns; Limitations of the Study; Chapter 4: Mortgage Origination Fraud; Traditional & Contemporary Forms of Mortgage Fraud Compared; Contemporary Mortgage Fraud; Patterns of Contemporary Mortgage Fraud (Mortgage Broker, Loan Officer, and Loan Processor); Mortgage-

backed Securities, Alternative Loan Products and Fraud; Revisiting Mortgage Fraud; Chapter 5: The Social and Economic Implications of Fraud; Discrimination in the Mortgage Industry; Predatory Lending; Towards Economic Equality
Fraud in the Context of Economic Inequality "You Call This Equality?"; The Illusion of Affordability; Discussion; Chapter 6: Now What? Final Thoughts and Recommendations; Responses to the Crisis; Policy Implications; Tightening Qualification Guidelines and Underwriting Standards; Increase Regulatory Oversight and Accountability; Revisiting the Industry's Approach to Compensation: An Alternative to Volume-Based Commission and Bonuses; Increasing Education Standards for Loan Agents; Recommendations; References; Index

Sommario/riassunto

Nguyen examines mortgage fraud as an inherent part of the subprime mortgage crisis. He traces the exponential growth of mortgage fraud to the loose underwriting standards, alternative loan products, and inadequate regulation and regulatory oversight of the subprime mortgage industry. He describes the various financial crimes constituting mortgage origination fraud, a form of fraud involving fraud for profit, fraud for property, and predatory lending. The accounts of mortgage frauds by industry insiders presented in this book provide a chilling view of the criminal implications of an unregulated
