

Waldrup v. Countrywide Settlement
Settlement Administrator
P.O. Box 3727
Portland, OR 97208-3727

If you made a mortgage-loan application to Countrywide Home Loans, Inc. between January 1, 2003, and December 31, 2008, that included an appraisal obtained by LandSafe Appraisal Services, Inc., you could receive a payment from a legal settlement.

Para una notificacion en Español, llamar o visitar nuestro website.

A class action settlement has been reached with Countrywide Financial Corporation, Countrywide Home Loans, Inc., Countrywide Bank, N.A. (“Countrywide”), Bank of America Corporation, LandSafe, Inc., and LandSafe Appraisal Services, Inc. (“LSA”) (collectively the “Defendants”). The lawsuit claims that when people applied for home mortgage loans from Countrywide, or affiliated entities, Countrywide ordered a property appraisal from LSA and charged Plaintiffs fees for those appraisals. The lawsuit further claims that the appraisals were not valid because they were not prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and Plaintiffs would not have paid the appraisal fees if they had known this information. Defendants deny all of the claims and the Court has not determined that Defendants did anything wrong, but the parties have agreed to a settlement.

WHO IS INCLUDED? According to Defendants’ records, you are a member of the Settlement Class. The Settlement Class includes people who during the period of January 1, 2003, through December 31, 2008, made a mortgage loan application to Countrywide, in connection with which LSA obtained an appraisal. The Settlement Class also includes those who made any inquiry, expressed an interest in, or applied for credit from Countrywide during the time period, including but not limited to applications within the meaning of the Equal Credit Opportunity Act, so long as LSA obtained an appraisal in connection with it.

WHAT DOES THE SETTLEMENT PROVIDE? If you are in the Settlement Class, you are eligible to receive a Benefit Check in an amount that represents a percentage (estimated to be 22%) of the appraisal fee assessed in connection with your mortgage loan or loan application (unless Defendants’ records about the amount of the appraisal fee assessed on your loan are not available or are unreliable, in which case your Benefit Check will be for \$25). For example, if the appraisal fee assessed in connection with your loan was \$500, then your Benefit Check would be \$110. The actual percentage used for Benefit Checks if the settlement is approved may be higher or lower.

YOUR OTHER OPTIONS: You may opt-out or object to the settlement by June 15, 2020. The full Class Notice, available at www.WaldrupWilliamsAppraisalLawsuit.com, includes information on how to submit an opt-out or an objection. The Court will hold a hearing on July 13, 2020, to consider whether to approve the settlement and a request for attorneys’ fees of up to 25% of the settlement fund, plus expenses and class representative incentive awards. You or your own lawyer, if you have one, may ask to appear and speak at the hearing at your own cost, but you do not have to.

Please check www.WaldrupWilliamsAppraisalLawsuit.com for any updates about the Court Approval Hearing.

More information about the settlement is available at the website and toll-free number listed below.

www.WaldrupWilliamsAppraisalLawsuit.com 1-877-835-0768 AA1522 v.05