

Wendy Lee

Seattle, Washington
Shareholder

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Areas of Practice & Industry Specialties

Commercial Finance; Privacy & Data Security Law; Consumer Financial Services and Mortgage Regulatory; Financial Services Regulatory; Financial Institutions Law; Internet Law, E-Commerce & Social Media; Technology; Start-Ups & Early Stage Companies



Wendy Lee is a Shareholder in the Firm's Seattle office, a member of the Commercial Finance practice group and Chair of the Fintech and AI Practice Group.

Awards and Honors

- Exceptional Women Alliance Awardee (2023)
- Representative for Fintech awarded USFN Associate Member of the Year Award (2022)
- USFN Member of the Year, the "Eddy" Award 2021
- DSnews Top 25 Women of Law (2021)

Professional Involvement

- Member, Mortgage Banker's Association Data Protection Working Group
- Past Board Member, USFN, Past Secretary, Vice President of Board of USFN, 2015-2022
- Past Member, National Association of Professional Mortgage Women, 2004 -2005

Representative Matters

- Closed \$250M acquisition of technology platform
- Negotiated major Fintech/Financial Institution AI partnership and executed go to market strategy
- Managed multi-million dollar defense of third party witness in largest mortgage tech FTC anti-trust matter
- Negotiate and closed mortgage SaaS MSAs valued at over \$750m in TCV
- Chartered AI Ethics Committee risk management framework for Fintech in Mortgage SaaS niche
- Advisor on compliance strategy for adaptation to FTC Safeguard Rules
- Selected and implemented AI Solution for commercial contract lifecycle management
- Launched, modified and elevated Third Party Risk Management program for hyper growth Fintech tackling assignment and negotiation of over 100 transition services related technology contracts
- Remediated Data Protection Agreement program for SaaS provider
- Advisor on early stage Fintech startups on topics including M&A, product/market fit, funding, international scaling, and regulatory compliance in consumer financial and AI related governance
- Legal advisor on value creation initiatives related to fintech product offerings

Publications

- Washington State Privacy Update: My Health My Data Act is Now Effective, *Buchalter Client Alert*, August 14, 2024
- Washington State Court of Appeals Defines Acceleration and Reviews Statute of Limitations, *USFN E-Report*, September 11, 2018
- CFPB: Mortgage Servicing Rules Update: Stay the Court. Be Vigilant. Relief May be on the Way, *USFN Report*, February 1, 2018
- Foreclosure Trustees are Not Debt Collectors despite the CFPB's Legal Opinion, *USFN E-Report*, November 29, 2016
- Washington: Two Important Judicial Decisions, *USFN Report*, November 12, 2016
- Key Foreclosure Provisions of the CFPB-Promulgated Changes to Servicing Rules, *USFN*, September 13, 2016
- Washington Foreclosure Law: Is Our State Ready For The Next Chapter In Real Estate Finance?, *WSBA NW Lawyer Magazine*, September 10, 2016
- The Regulatory Pendulum Swings Once Again, *Servicing Management*, August 6, 2014
- Mirror Mirror on the Wall, Which Rules Offer the Greater Consumer Protection of All?, *USFN Report*, July 22, 2013
- CFPB's New Servicing Rules Establish A National Standard for Foreclosure Practices, *UTA Quarterly*, April 29, 2013

Presentations

- Panelist, "Regulator & Lender Innovation Views Are Closer Than You Think," National Mortgage New's Digital Mortgage Conference, September 10, 2024
- Panelist, "Lending and innovation – What are the most interesting lending products and services being offered or in development?," San Francisco Bank Attorneys Association, September 4, 2024
- Panelist, "Compliance Track | Privacy Protection and Transparency," National Settlement Services Summit, May 22, 2024
- Panelist, "DATA PRIVACY, SECURITY & AI TRACK: Data Security and Best Practices to Protect Consumer Information," Mortgage Bankers Association Legal Issues and Regulatory Compliance Conference, May 7, 2024
- Panelist, "FTC and Anti-trust Litigation Updates," Warburg Pincus Finance, Legal, Technology and Talent Leadership Conference, October 11, 2023
- Panelist, "Mortgage Technology and Responsible AI," NEXT Fall 23 Conference, October 4, 2023
- Panelist, "Compliance and the Future of Federal Regulation," USFN Legal Issues, July 13, 2023
- Panelist, "Data Security and How to Protect Consumer Information," Mortgage Bankers Association Compliance and Risk Management Conference, May 18, 2023
- Panelist, "Supersession," Mortgage Bankers Association Servicing Solutions, February 1, 2023

Education

Ms. Lee earned her J.D., magna cum laude from the Seattle University School of Law, where she served as a Research and Technical Editor for the Seattle University Law Review. She earned her B.A. in Political Science, magna cum laude from the University of Alaska Fairbanks.

Bar Admissions

- Washington
- Oregon
- Idaho

Court Admissions

- United States District Court for the State of Washington
- United States Bankruptcy Court for the Eastern District of Washington
- United States Bankruptcy Court for the Western District of Washington
- United States District Court for the State of Oregon
- United States Bankruptcy Court for Oregon