ORIGINAL

U.S. DISTRICT COURT
NORTHERN DISTRICT OF TEXAS
FILED
JUL 24 2008
CLERK, U.S. DISTRICT COURT
By
Deputy

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

UNITED STATES OF AMERICA	§	
	§	
v.	§	No. 3:07-CR-077-L
	§	
ROBERT PATTERSON, JR. (5)	§	
a/k/a "Bob Patterson"	§	

FACTUAL RESUME

Robert Patterson, Jr., the defendant, Floyd Clardy, the defendant's attorney, and the United States of America agree to the law and facts as follows:

I. Elements of the Offense

The essential elements of an offense under 18 U.S.C. § 371 are as follows:

First: That the defendant and at least one other person made an agreement to commit the crime of wire fraud or bank fraud as charged in the information; and

Second: That the defendant knew the unlawful purpose of the agreement and joined in it willfully, that is, with the intent to further the unlawful purpose.

Third: That one of the conspirators during the existence of the conspiracy knowingly committed at least one of the overt acts described in the information, in order to accomplish some object or purpose of the conspiracy.

II. Stipulated Facts

The stipulated facts that support the defendant's plea of guilty to Count One of the

superseding information are as follows:

Defendant, Robert Patterson, Jr., also known as Bob Patterson, was a loan officer licensed by the Texas Department of Savings and Mortgage Lending.

Donald L. Jones, also known as Don Jones, and Joseph B. Jackson, Sr., also known as Joseph Jackson, held themselves out as real estate investors who owned and operated Affordable Homebuilders and the YIN Group in Irving, Texas.

Beginning in or about October 2003 and continuing through on or about May 2, 2005, in the Dallas Division of the Northern District of Texas, **Patterson** conspired and agreed with Jones, Jackson, and others to defraud mortgage lenders out of money by submitting fraudulent mortgage loan applications to lenders. **Patterson** knew of the unlawful purpose of the agreement and willfully joined in it, with the intent to further the unlawful purpose and with the specific intent to defraud.

It was part of the conspiracy that Jones and Jackson would locate single-family residences offered for sale in the Dallas-Fort Worth area and recruit borrowers to purchase the residences for amounts greater than the fair market value of such residences. Jones and Jackson would then contact **Patterson**, who would prepare and submit materially false and fraudulent loan applications in the names of the borrowers to secure mortgage loans for the residences based on the inflated purchase prices. The false statements and/or material omissions contained in the loan applications included: (1) a statement that the borrower intended to use the property as his or her primary residence; (2) an inflated

monthly income amount; (3) an inflated valuation of assets, including inflated bank account balances; and (4) an omission or misstatement regarding real estate owned. To support the inflated purchase prices, **Patterson** would also submit inflated appraisals, which he received from Jones and Jackson. But for these materially false statements and omissions, the borrowers would have neither qualified for nor received the resulting mortgage loans. **Patterson** admits that his role in the conspiracy was to complete and submit the fraudulent loan applications, knowing the statements contained therein were materially false.

Specifically, Jones and Jackson asked **Patterson** to prepare mortgage loan applications in the names of the following borrowers to finance the purchase of the properties set forth below:

Borrower	Property	Purchase Price
L. Deblanc	2000 Shadow Ridge, Arlington, Texas	$291,000.00
J. King	1413 Broadmoor Lane, Irving, Texas	$310,000.00
L. Deblanc	4710 Racquet Club Drive, Arlington, Texas	$300,000.00
K. McCampbell	1408 Glenbrook Drive, Irving, Texas	$287,000.00
S. Lucky	1218 Preston Drive, Sherman, Texas	$410,000.00

With respect to L. Deblanc, on or about January 5, 2004, **Patterson**, with the assistance of Jones and Jackson, knowingly submitted loan applications to Fremont Investment and Loan that falsely represented that L. Deblanc was purchasing 2000

Shadow Ridge as her primary residence, that she earned $7,800.00 per month, that she had $6,000.00 worth of jewelry, and that she was leasing 704 Desoto Drive, Desoto, Texas to a tenant. **Patterson** also knowingly submitted to Fremont Investment and Loan a fraudulent lease agreement for 704 Desoto Drive and an inflated appraisal that appraised the property for $296,000.00. Based on these material fraudulent representations, on or about January 7, 2004, **Patterson**, Jones and Jackson caused Fremont Investment and Loan to fund and transmit by interstate wire communication $235,257.54 and $57,661.54 to National Land Title towards the closing of borrower L. Deblanc's purchase of 2000 Shadow Ridge.

With respect to J. King, on or about January 9, 2004, **Patterson**, with the assistance of Jones and Jackson, knowingly submitted loan applications to Fremont Investment and Loan that falsely represented that J. King was purchasing 1413 Broadmoor Lane as his primary residence, that he earned $12,500.00 per month, and that he was leasing 2707 Morgan Drive, Dallas, Texas to a tenant. Based on these material fraudulent representations, on or about January 29, 2004, **Patterson**, Jones and Jackson caused Fremont Investment and Loan to fund and transmit by wire communication $251,918.35 and $61,935.53 to National Land Title towards the closing of borrower J. King's purchase of 1413 Broadmoor Lane.

With respect to L. Deblanc, sometime on or before February 11, 2004, **Patterson**, with the assistance of Jones and Jackson, knowingly submitted a loan application to Accredited Home Lenders, Inc. that falsely represented that L. Deblanc was purchasing 4710 Racquet Club Drive as her primary residence, that she had $8,000.00 in a Houston

Postal Credit Union account, that she earned $8,500.00 per month, and that she was leasing 704 Desoto Drive to a tenant. Based on these material fraudulent representations, on or about February 11, 2004, **Patterson**, Jones and Jackson caused Accredited Home Lenders, Inc. to fund and transmit by interstate wire communication $235,833.46 and $58,693.15 to National Land Title towards the closing of borrower L. Deblanc's purchase of 4710 Racquet Club Drive.

With respect to K. McCampbell, sometime on or before September 24, 2004, **Patterson**, with the assistance of Jones and Jackson, knowingly submitted loan applications to First Capital Financial Services, doing business as Full Compass Lending (Full Compass Lending) that falsely represented that K. McCampbell was purchasing 1408 Glenbrook Drive as his primary residence, that he earned $9,233.81 per month, that he had $39,000.00 in his Omni American Federal Credit Union account, and that he was leasing 603 Delores to a tenant. Based on these material fraudulent representations, on or about September 24, 2004, **Patterson**, Jones and Jackson caused Full Compass Lending to fund and transmit by wire communication $268,042.50 to First Land Title towards the closing of borrower K. McCampbell's purchase of 1408 Glenbrook Drive.

With respect to S. Lucky, on or about March 7, 2005, **Patterson**, with the assistance of Jones and Jackson, knowingly submitted a loan application to C & G Financial Services, Inc. that falsely represented that S. Lucky was purchasing 1218 Preston Drive as his primary residence, that he earned $20,000.00 per month, and that he was leasing 603 Ida Bess Avenue, Desoto, Texas to a tenant. Based on these material

fraudulent representations, on or about March 18, 2005, **Patterson**, Jones and Jackson caused C & G Financial Services, Inc. to fund and transmit by interstate wire communication $318,345.53 and $75,284.35 to Chapin Title towards the closing of borrower S. Lucky's purchase of 1218 Preston Drive.

AGREED TO AND SIGNED this 21 day of July, 2008.

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