



Taylor Speers

Partner

Dallas

+1 214-453-6495

Taylor represents clients on structured finance transactions, with a focus on residential mortgage loan financing and agency residential mortgage servicing right financing.

Taylor represents clients with respect to purchases and sales of mortgage servicing rights, purchases and sales of whole loans, repurchase and other warehouse financing facilities (including those collateralized by loans, mortgage servicing rights, and other residential and consumer loan assets), servicing advance facilities, servicing and origination platform acquisitions, acquisitions of excess servicing strips, and other related matters. Taylor's primary focus has been on residential mortgage loan financing and agency residential mortgage servicing right financing.

In addition to his extensive experience in the residential mortgage space, Taylor routinely represents clients in connection with marketplace loan purchase programs and related financings. This representation ranges from negotiation of applicable program documents with platforms and originating banks, to structuring and negotiating finance facilities collateralized by the underlying loans.

Prior to serving as external legal counsel, he also spent time as the lead transactional attorney for a leading non-bank residential mortgage originator and servicer during its period of rapid growth from 2011 to 2014 (expanding its servicing book by a factor of ten during that period, primarily through acquisitions of servicing right portfolios). Taylor directly handled or managed all servicing right acquisitions, entity mergers and acquisitions, takeout investor trades,

servicing advance and warehouse financing arrangements, vendor agreements, branch lease agreements, corporate secretarial functions, and other transactional matters of the company.

Key Matters

Some of the experience represented below may have been handled at a previous firm.

- Represented one of the nation's largest residential mortgage originators in connection with establishing numerous residential loan warehouse facilities with a combined capacity of over \$11b, including direct repurchase agreements and structured arrangements.
- Represented a large national residential mortgage loan servicer with respect to (a) the acquisition of servicing rights to approximately \$17.7 billion in Freddie Mac, Fannie Mae, Ginnie Mae, and private label loans from a national bank, and (b) obtaining consents and approvals necessary to consummate the transfers of servicing and to amend certain of the servicing agreements to allow for financing of servicing advances.
- Represented a large national residential mortgage loan servicer and its REIT affiliates in connection with establishing numerous mortgage servicing rights financing facilities with a combined capacity of approximately \$2b relating to Fannie Mae and Freddie Mac mortgage loans.
- Represented multiple national loan servicers and their affiliates in connection with establishing securitization programs issuing term notes and variable funding notes collateralized by mortgage servicing rights pertaining to Ginnie Mae and Fannie Mae mortgage loans.
- Represented multiple funds in connection with establishing numerous marketplace lending purchase programs, pertaining to unsecured consumer loans, across from some of the largest originators/sellers in the industry.
- Represented a large national residential mortgage loan servicer in establishing one of the earlier post-financial crisis servicing advance facilities relating to Fannie Mae and Freddie Mac mortgage loans following the onset of COVID and related forbearance programs (at the time, practically all post-crisis advance facilities related to subprime loans and/or smaller servicers).

Recent Experience

Ellington Financial and Arlington Asset Investment Corp. Announce Definitive Merger Agreement

Credentials

EDUCATION

Taylor received his J.D. from Cornell Law School, and a B.S. in Finance, Commercial Bank Management, *summa cum laude*, from Oklahoma State University. He is currently licensed to practice law in the District of Columbia, Texas, and New York.

ADMISSIONS

- District of Columbia
- Texas
- New York

Related Insights & News

- Kelli L. Roach & Taylor A. Speers, *Due Diligence in an Oil and Gas Transaction*, Review of Oil & Gas Law XXVI, Energy Law Section of the Dallas Bar Association (2011).
- “Financing in the MSR Market,” April
- “CFPB Enforcement Authority over Student Loans and Impact on Mortgage Lending,” April 2022
- “Introduction to Asset-Backed Securities (ABS),” November 2022
- “Crash Course in Residential Loan and MSR Financing,” February 2023

SPONSORSHIP

Winston & Strawn Sponsors, Partners Speak at SFVegas 2024

FEBRUARY 25, 2024

SPONSORSHIP

Winston & Strawn Sponsors, Attorneys Speak at IMN’s Mortgage Servicing Rights Conference 2023

NOVEMBER 9, 2023

SPONSORSHIP

Winston & Strawn Sponsors ABS East Conference 2023

OCTOBER 23, 2023

IN THE MEDIA

Chris Gavin and Taylor Speers Join Winston’s Structured Finance Practice

MARCH 28, 2023

PRESS RELEASE

Winston & Strawn Expands Structured Finance Practice With Corporate Duo: Chris Gavin and Taylor Speers

MARCH 27, 2023

Capabilities

Transactions

Structured Finance

Capital Markets

Finance

Mergers & Acquisitions

Financial Services