

**Kathleen A. Nelson**

Shareholder  
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**Areas of Practice**

Kathleen A. Nelson is a trial lawyer who focuses her practice on complex commercial litigation and is experienced in both state and federal courts. She specializes in mortgage and consumer finance litigation, and class action defense. She represents national and regional financial institutions, as well as mortgage brokers and lenders in a variety of disputes, including loan repurchase litigation, borrower-lender and servicer-lender dispute claims under the Real Estate Settlement Procedures Act (“RESPA”), Truth in Lending Act (“TILA”), Fair Credit Reporting Act (“FCRA”), the Washington Mortgage Brokers Act, the Washington Deed of Trust Act and various state consumer protection statutes. Kathleen is admitted in the state and federal courts in California, where she practiced for seven years, and is also admitted to practice in Washington and Idaho. She has been involved in several jury trials, more than 50 arbitrations, and more than one-hundred mediations in her nineteen-year career.

**Admitted to Practice**

Washington  
U.S. District Court, Eastern and Western Districts of Washington  
California  
Idaho

**Academics**

Santa Clara University School of Law (J.D., with honors, 1991),  
Justice C.C. Chavelle Academic Scholarship  
Articles Editor, *Santa Clara Law Review* (1990-1991)  
Author, *The Alaska Native Claims Settlement Act After 1991: Looking Forward to the Future?*, 31  
Santa Clara L. Rev. 261 (1990)  
Western Washington University (B.A., with honors, 1986)

**Practice Group and Specialty Team Memberships**

Admiralty and Maritime  
Business Crisis Management and Emergency Remedies  
Environmental  
Insurance  
Litigation  
Mortgage and Consumer Finance  
London

**Publications**

“Foreclosure Fairness Act — A Look at the First Six Months,” *Issues and Answers* magazine,  
Washington Bankers Association (January/February 2012)

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“Mediation Pre-Foreclosure Now Required in Select States Under Foreclosure Fairness Act,”  
*BUILDERnews* magazine (December 2011)

“New Law Targets Broker Deceit,” *Scotsman Guide* (December 2009)

“States Step Up to Address Global Warming and Climate Change,” *The Real Estate Finance Journal*  
(Summer 2008)

“What to Know When Layoffs Occur: Understanding the W.A.R.N. Act Can Help Employees and  
Employers in Shutdowns and Downsizing,” *Scotsman Guide* (January 2008)

### **Speaking Engagements**

“Real Estate Settlement Procedures Act,” Lorman Education Services “Complying With Federal  
Mortgage Lending Laws” Seminar (September 20, 2011)

“Understanding the New GFE and HUD-1 Settlement Statement and Avoiding the Pitfalls,” Lorman  
Education Services Audio Conference (July 14, 2011)

### **Awards and Honors**

Named as a “Rising Star,” *Washington Law & Politics* (2001-2004)

### **Professional and Community Activities**

Defense Research Institute

Advisory Council, ElderFriends

King County Arbitrator

Contributing author, *London Market News*, a bi-annual international publication distributed to  
marine and insurance industry professionals.

Washington Association of Mortgage Brokers

Washington Mortgage Lenders Association

Volunteer, Philip C. Jessup International Moot Court Competition

Volunteer, University of Washington Moot Court Honor Board’s Mock Trial Competition

Volunteer, YMCA Moot Court Competition

Volunteer, Elder Health Northwest

Member, Federal Bar Association for the Western District of Washington

Member, Washington State Bar Association Court Rules and Procedures Committee