

**UNITED STATES OF AMERICA
CONSUMER FINANCIAL PROTECTION BUREAU**

ADMINISTRATIVE PROCEEDING

File No. 2024-CFPB-0007

In the Matter of:

FAY SERVICING, LLC

**ORDER TERMINATING THE
CONSENT ORDER**

With the consent of Fay Servicing, LLC (Fay Servicing or Respondent) and through its Board of Directors, the Consumer Financial Protection Bureau (Bureau) issued a Consent Order on August 21, 2024, for violations of (i) the Consumer Financial Protection Act of 2010 (CFPA), 12 U.S.C. §§ 5531, 5536, including violations of a prior Bureau consent order, *In the Matter of Fay Servicing, LLC*, File No. 2017-CFPB-0014 (June 6, 2017); (ii) the Real Estate Settlement Procedures Act (RESPA), 12 U.S.C. §§ 2601-2617, and its implementing regulation, Regulation X, 12 C.F.R. part 1024; (iii) the Truth in Lending Act (TILA), 15 U.S.C. §§ 1601-1667f, and its implementing regulation, Regulation Z, 12 C.F.R. part 1026; and (iv) the Homeowners Protection Act (HPA), 12 U.S.C. §§ 4901-4910.

To this date, Fay Servicing has fulfilled several obligations under the Consent Order, including, among other things, paying a civil money penalty of \$2 million and paying \$3 million to the Bureau for Bureau-administered consumer redress, which the Bureau will distribute to consumers consistent with the terms of the Consent Order.

Pursuant to its authority under 12 U.S.C. § 5563(b)(3), the Bureau hereby terminates this Consent Order. The Bureau waives any alleged noncompliance by Fay Servicing with the Consent Order.

Accordingly, under Paragraph 114 of the Consent Order, the Bureau directs that the Consent Order be, and hereby is, terminated this 30 day of June, 2025.

A handwritten signature in blue ink, appearing to read 'R. Vought', is written over a horizontal line.

Russell Vought
Acting Director
Consumer Financial Protection Bureau