

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

ADMINISTRATIVE PROCEEDING  
File No. 2018-BCFP-0001

In the Matter of:

**WELLS FARGO BANK, N.A.**

**MODIFICATION OF THE  
CONSENT ORDER**

The Consumer Financial Protection Bureau (Bureau) issued a consent order in this matter on April 20, 2018, identifying unfair practices in Wells Fargo Bank, N.A.'s (Respondent) mortgage-interest-rate-lock and auto loan force-placed-insurance practices in violation of §§ 1031 and 1036(a)(1)(B) of the Consumer Financial Protection Act of 2010 (CFPA), 12 U.S.C. §§ 5531 and 5536(a)(1)(B) (Consent Order). The Consent Order is incorporated herein by reference. Under § 1053 of the CFPA, 12 U.S.C. § 5563, the Bureau modifies paragraphs 90 and 92 of the Consent Order (Modification of the Consent Order).

**I.**

**Jurisdiction**

1. The Bureau has jurisdiction over this matter under §§ 1053 and 1055 of the CFPA, 12 U.S.C. §§ 5563, 5565.

**II.**

**Stipulation**

2. Respondent has executed a “Stipulation and Consent to the Issuance of the Modification of the Consent Order,” dated December 19, 2022 (Stipulation), which is incorporated by reference and is accepted by the Bureau. By this Stipulation, Respondent has consented to the issuance of this Modification of the Consent Order by the Bureau under § 1053 of the CFPA, 12 U.S.C. § 5563. Respondent admits the facts necessary to establish the Bureau’s jurisdiction over Respondent and the subject matter of this action.

**III.**

**Administrative Provision**

3. Paragraph 90 of the Consent Order is modified to insert the following sentence after the first sentence of existing Paragraph 90:  
  
The Bureau further releases and discharges Respondent from all potential liability for law violations that the Bureau has or might have asserted based

on (1) any acts or practices that Respondent has disclosed to the Bureau pursuant to Section IX of the Consent Order up through and including December 1, 2022, and (2) any alleged non-compliance with the Consent Order relating to Sections VII (Compliance Risk Management and Internal Audit), IX (Customer Remediation) and XII (Reporting Requirements) of this Consent Order, to the extent such practices occurred before the date of the Modification of the Consent Order and the Bureau knows about them as of the date of the Modification of the Consent Order.

4. Paragraph 92 of the Consent Order is modified to read:

Unless earlier terminated in writing by the Bureau or its designated agent, this Order will terminate on the earlier of: (i) 180 days after the date on which Respondent confirms in writing that it has completed all committed actions under the 2018 Order, unless the Bureau indicates in writing prior to the running of the 180 days that Respondent has not completed all committed actions to its satisfaction; or (ii) three years from the date of the Modification of the Consent Order. The Consent Order will otherwise remain effective and enforceable until such time, except to the extent that any provisions of the Consent Order have been amended, suspended, waived, or terminated in writing by the Bureau or its designated agent.

**IT IS SO ORDERED**, this 20th day of December, 2022.

*Rohit Chopra*

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Rohit Chopra

Director

Consumer Financial Protection Bureau