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IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF ALASKA

UNITED STATES OF AMERICA,	)	No.
	)	
Plaintiff,	)	<u>COUNTS 1 - 8:</u>
	)	WIRE FRAUD
vs.	)	Vio. 18 U.S.C. § 1343
	)	
KOUROSH PARTOW	)	
	)	
Defendant.	)	
_____	)	

INDICTMENT

The Grand Jury charges that:

General Allegations

At all times material to this indictment:

1. From October 10, 2001 to June 2006, KOUROSH PARTOW was a branch manager and loan officer working for Countrywide Home Loans' ("Countrywide") Anchorage branch office. After leaving Countrywide, PARTOW went to work for American Home Mortgage ("American") in a similar capacity as branch manager and loan

officer. At both companies he was responsible for arranging financing for real estate transactions. As a loan officer, PARTOW would meet with the borrower and gather the information necessary to fill out the loan application form. At Countrywide, the vast majority of his compensation derived from commissions based on the amount of the loan transaction. At American, in addition to commissions, PARTOW received salary and bonuses based upon the net income of the branch which would be based, in part, on loan closings.

2. Countrywide and American were companies engaged in the business of mortgage lending with offices located in Anchorage, Alaska. The home offices for the two companies were located in California and New York respectively.

3. Both Countrywide and American offered loan programs called the Stated Income program. Under the Stated Income programs offered by the mortgage companies, the loan officer asks the borrower for their income and lists the borrower's monthly income on the loan application as well as their bank accounts and debts. Under this program, however, the borrower is not required to provide documentary verification of their income. Whether a borrower qualifies for this program turns, among other things, on their credit score. Each company had a different threshold credit score for qualifying for the program, but both required good credit. In addition to the credit score, each company had other internal controls and procedures that they used to check the borrower's qualification for the program. If, despite a qualifying credit score, other checks raised issues about the borrower's credit risk, the companies would do a further review in house to determine whether the loan should be made. Because of the decrease

in paperwork, loans processed under the Stated Income program generally closed much quicker than a loan requiring full documentation. Stated Income loans, however, also generally carried a higher interest rate or higher fees than a full documentation loan.

#### The Scheme

4. Beginning at a time unknown, but at least by on or about January 2004, and continuing thereafter until at least on or about October 18, 2006, in the District of Alaska, the defendant, KOUROSH PARTOW, devised and intended to devise a material scheme and artifice to obtain money and property by means of material false and fraudulent pretenses, promises and representations.

#### Purpose of the Scheme

5. The purpose of the scheme was for PARTOW to increase his income by closing loans quickly through the process of falsifying income and other items on the loan application so that borrowers appeared to easily meet the criteria for the Stated Income loan programs and their applications would be approved without significant internal review. In addition, by these fraudulent actions, PARTOW caused some applicants to qualify for loans that they would not have qualified for had their true financial condition been disclosed on the loan documents.

#### Manner and Means

6. The manner and means by which PARTOW carried out the scheme included, among other things, causing the loan applications for various borrowers to reflect inflated income and bank accounts, either by inserting an income number above the borrower's real income in the loan application, or by adding the income of the

borrower's spouse or other person to the income of the borrower, where such individual's open inclusion on the loan would raise issues because of financial difficulties PARTOW further attempted to cause American to issue a loan under a false record by causing loan paperwork to list a 20% down payment from the borrower when he knew that no such down payment existed and the sale agreement contained an unwritten side agreement to have the seller repay the borrower the alleged downpayment amount.

7. As part of the scheme, PARTOW, caused and attempted to cause Countrywide and American to issue mortgage loans on the following list of properties based on the false information described above.

<u>Date of Loan or Fraudulent Application</u>	<u>Property Location</u>	<u>Company</u>	<u>Loan Amount</u>
10/10/2006	2201 West 48 <sup>th</sup> Ave.	American	\$796,000
9/18/2006	15621 Stanwood Circle	American	\$370,000
7/27/2006	3423 Murphy Circle	American	\$186,086
7/27/2006	308 Davis Street	American	\$200,000
6/27/06	10936 Elmore Road	American	\$463,500
10/9/2006	5431 O'Malley Road	American	\$735,120
7/6/06	6673 Shangri-La Circle	American	\$800,000
9/1/2006	702 Deermont Street, Ketchikan	American	\$260,000
6/1/2006	6465 Whispering Loop, Units A and B	American and Countrywide	\$398,240
5/8/2006	9640 East Forest Grove Circle, Palmer	American and Countrywide	\$176,250
5/9/2006	705 West 27 <sup>th</sup> Ave.	Countrywide	\$220,500
4/27/2006	12324 Silver Spruce Circle	Countrywide	\$308,000

<u>Date of Loan or Fraudulent Application</u>	<u>Property Location</u>	<u>Company</u>	<u>Loan Amount</u>
12/14/2005	4265 South Timberland Loop, Wasilla	Countrywide	\$216,000
6/20/2005	205 Dailey Ave. No. 1	Countrywide	\$156,000

8. As a result of the scheme, PARTOW was able to “churn” Stated Income loans, circumventing the internal procedures of Countrywide and American designed to review the borrower’s qualifications for the loan program, obtaining increased compensation for himself and precluding said institutions from the ability to make informed decisions about their loans.

COUNTS 1 - 8

9. Paragraphs 1 - 8 are realleged and incorporated herein.

10. On or about the dates set forth below, for the purpose of executing and attempting to execute the above described scheme and artifice, KOUROSH PARTOW, did knowingly cause to be transmitted in interstate commerce by means of a wire communication certain signals and sounds, to wit: wire transfers of funds representing mortgage proceeds with each wiring, identified by date, property and amount of the loan below, constituting a separate and distinct count under the wire fraud statute:

<u>Count</u>	<u>Date of Wiring</u>	<u>Company and Amount</u>
1	7/26/2006	American \$186,086
2	7/27/2006	American \$200,000
3	9/8/2006	American \$463,500
4	9/01/2006	American \$266,000

5	6/21/2006	American \$ 398,240
6	9/19/2006	American \$176,250
7	7/19/2006	American \$308,000
8	6/10/2006	Countrywide \$156,000

All of which is in violation of and contrary to Title 18, United States Code, Section 1343.

A TRUE BILL.

s/ Grand Jury Foreperson  
GRAND JURY FOREPERSON

s/ Karen L. Loeffler  
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