

Marc J. Lifset



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education

Cornell University (J.D., 1978)

Hamilton College (B.A., 1974, *cum laude*)

admissions

New York

U.S. District Court for the Eastern District of New York

U.S. District Court for the Northern District of New York

U.S. District Court for the Southern District of New York

U.S. District Court for the Western District of New York

U.S. Supreme Court

honors

- Manufactured Housing Institute, Lifetime Achievement Award, 2020
- *Martindale-Hubbell*™ AV Preeminent® Peer Review Rated Lawyer
- *Chambers USA* National Consumer Financial Services Regulation (Consumer Finance Compliance), 2011–2017, 2019

With the universe of investors expanding in the mortgage markets for manufactured housing, lenders face dynamic and increasing regulatory compliance responsibilities – at both the state and federal levels. I have focused on this area for years now, both giving legal advice and consulting on related legislation. I help lenders keep up with the laws and regulations so they can focus on moving their businesses forward.

Marc J. Lifset advises financial institutions regarding consumer financial services issues, licensing, regulatory compliance, and legislative matters. He is a national authority on laws and regulations governing manufactured housing and was instrumental in changes to the titling laws in Alaska, Illinois, Iowa, Louisiana, Maryland, Mississippi, Missouri, Nebraska, New York, North Dakota, and Virginia. He represents clients throughout the United States.

Marc counsels manufactured housing lenders on chattel lending guidelines and structuring both chattel-only and land-home mortgages for manufactured homes. He also advises on

- *The Best Lawyers in America*® (Financial Services Regulation Law, Litigation – Banking & Finance), 2007–2023
- Selected in 2013 as a Top Rated Lawyer in banking and finance by American Lawyer Media and *Martindale-Hubbell*™

affiliations

Professional

- American Bar Association, Consumer Financial Services Committee
- American College of Consumer Financial Services Lawyers, Fellow; Member, Board of Regents
- Conference on Consumer Finance Law, Governing Committee
- Manufactured Housing Institute, Finance Lawyers Committee, Vice Chair 2004–2006, Chair 2007–present, Board of Governors, Financial Services Division, 2014–present
- National Mortgage Bankers Association
- New York State Bar Association
- New York State Manufactured Housing Association, Finance Division

manufactured housing community parks and debt collection issues, manufactured home sales and dealer licensing issues, and transactions involving manufactured housing finance – including inventory loans, lines of credit, chattel paper, secondary market transactions, and related matters.

Marc's work in the area of consumer financial services includes advising clients on construction and home improvement lending and state and federal lending law compliance. He also has extensive experience representing lenders and servicers at the New York State Department of Financial Services.

Marc's clients include Sun Communities, a publicly traded REIT.

Significant Reported Cases

- *Marine Midland Bank v. Carroll*, 471 NYS 2d 409 (Appellate Division, Third Department, 1984)
- *IndyMac Bank, F.S.B. v. Yano-Horoski*, 2009-11392 [2d Dept 11-16-2010] 2010 NY Slip Op 08532

Published Articles

"Proposed ULC Manufactured Home Titling Act," 65 Consumer Finance Law Quarterly Report 3 and 4, Fall and Winter 2011

"Muddy waters: The tort of 'negligent underwriting' or 'improvident lending' in mortgage lending litigation," Consumer Financial Services Law Report Vol. 13, Issue 8, September 16, 2009

"The Right of Rescission Under Truth in Lending for Principal Dwellings in Existence at the Time of Financing," Consumer Finance Law Quarterly Report, Vol. 61 No. 1, pp.67-72, Spring 2007

"Truth in Lending Disclosures for Construction and Home Improvement Loans," 57 Consumer Finance Law Quarterly Report 4, Winter 2003

"Truth in Lending Disclosures for Construction and Home Improvement Loans," Construction Lending Reporter, Vol. 3, June 2002

"The New York Part 41 Predatory Lending Rules and Remedies," 56 Consumer Finance Law Quarterly Report 87, 2002

"The Law of DIDA Section 501," 54 Consumer Finance Law Quarterly Report Vol. 122, 2000

"Summary of the Provisions of the New York State Motor Vehicle Retail Leasing Act," CarLaw, August 1995

"Mobile Homes Legally Defined: Issues for the Mobile Home Lender to Consider," 45 Consumer Finance Law Quarterly Report Vol. 312, 1991

"Enforcing Security Interests in Personal Property in New York State," National Business Institute, 1985