

Rachael Sokolowski, CMSP
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Summary

Seasoned professional with over 30 years of technical and management experience in the financial services, health care, and publishing industries. Highly accomplished in information technology including research, development, and management. Expertise encompasses web technologies, mortgage technologies, banking systems, natural language processing, electronic signatures and industry standards. A recognized leader in the mortgage banking industry as both a technology evangelist and subject matter expert who has acted as a trusted adviser, key decision maker and driver of results in industry initiatives. Named by ***Mortgage Women Magazine*** as a Technology Leader and Entrepreneur in the industry and recipient of the 2015 ***MISMO Chairman's Award***.

Professional Accomplishments

- **Consultant, Adviser and Speaker on Mortgage Technology and Electronic Mortgages (eMortgages).** Client list includes Fannie Mae, Freddie Mac, Federal Home Loan Banks, U.S. Bank, Wells Fargo, CitiMortgage, MERS, First American, PRIA, ALTA, MISMO, technology solution providers, community banks and credit unions.
- **Financial Services System/Electronic and Digital Signature Reviews.** Technical compliance assessments for regulatory, investor and legal requirements.
- **Patent Review and Expert Witness.** Assistance for patent applications and prior art as well as patent litigation. Past clients include Stewart Title, DocuSign, Inc. and QuinStreet Media.
- **National electronic Note (eNote) Registry.** Project architect for MERS and MISMO.
- **Co-Chair MISMO, eMortgage Workgroup** providing leadership for electronic mortgages in the mortgage banking industry.
- **Co-Chair PRIA, eRecording eXcellence Workgroup,** providing leadership for electronic recording in the property records industry.
- **Principal investigator,** system architect, and project manager for two, 2-year research grants from the National Institute of Standards and Technology (NIST) Advanced Technology Program (ATP) on speech recognition and natural language processing.
- **MISMO Chairman's Award.** Recognizes individuals who made substantial contributions to MISMO over an extended period of time, 2015.
- **MISMO Standards Champion.** Awarded by the MISMO Governance Committee January, 2014.
- **MISMO All-Star.** Designated by the Mortgage Banking Magazine in March of 2006.
- **Contributor** to Mortgage Banking Magazine, Mortgage Compliance Magazine and the Scotsman Guide.
- **Instructor for Campus MBA** of the Mortgage Banker's Association.
- **Certified Mortgage Standards Professional (CMSP).** Inaugural Class, 2015.

Education

Smith College, Northampton, MA

B.A., Mathematics

Experience

Magnolia Technologies, LLC
3 Chickadee Lane
Truro, MA 02666-0968

Magnolia Technologies provides information technology consulting services for the financial services, health care, and publishing industries with expertise in web technologies, mortgage and retail banking systems, natural language processing, electronic signatures and industry standards.

President (December 1998-present)

Provide the experience and expertise enabling businesses to move from paper to digital processes and to utilize industry standards. Perform technology assessments to provide strategies and planning solutions, assist in development of new systems and legacy system migrations, provide subject matter expertise on the use of industry standards, and assist with systems audits (either in preparation for or at the direction of others) and compliance. Additionally, provide education and training for clients on industry standards and technology for financial services and healthcare. Provide technical assistance on intellectual property and patent matters. Consulting services include industry standards (MISMO, PRIA, HL7, ASTM, W3C), technologies for electronic documents (PDF, XML and XSL), and electronic/digital signatures.

Major and frequent contributor to the mortgage banking industry standards organization (MISMO) and the Property Records Industry Association (PRIA). Architected and designed many of the MISMO eMortgage specifications including the specifications for creation, signature and archival of electronic loan documents, electronic closing systems, for the exchange of loan information between systems (Uniform Closing Disclosure) and developed the XML architecture for the MERS® eRegistry.

Writer for the Scotsman Guide, Mortgage Compliance and Mortgage Banking Magazine providing commentary on technology and policy issues facing the financial services industry.

The Cape Cod Five Cents Savings Bank
Po Box 10, 19 West Road
Orleans, MA

The Cape Cod Five Cents Savings Bank is an independent, state-chartered savings bank with over \$2.4 billion in assets on Cape Cod, Massachusetts.

Chief Information Officer (August 2013 – August 2014)

Responsible for the day to day management of the bank's information technology infrastructure and third-party computer systems and service providers. Directed upgrades to the data centers, back office operations and retail banking lines. Negotiated contracts with vendors. Participated in an analysis and system, MSA and SLA review of core banking systems for conversion. Responsible for analysis and requirements of company's information technology projects and business processes that met information security, regulatory and compliance requirements. Performed technical and risk assessments.

Global Debt Registry
2 Mill Road, Suite 100
Wilmington, DE 19806

Global Debt Registry's products address the critical market need to accurately register and track the ownership of debt.

Managing Director of Mortgage Services (September 2011- June 2013)

Responsible for augmenting and expanding GDR's debt ownership technology platform for the mortgage banking industry by registering and tracking mortgage ownership, recordation in public land records, servicers, trustees and document custodians and verifying and validating proper documentation and data during the mortgage lifecycle. Oversight of all aspects of GDR's Mortgage Services including enterprise architecture, product and technology specifications, intellectual property, business development, vendor relations, and consulting services.

Treliant Risk Advisors
2300 23rd St. NW Suite 250
Washington, DC 20037

Treliant Risk Advisors is a compliance, risk management, and strategic firm for the financial services industry.

Senior Technology Officer (August 2010- September 2011)

Provided advice and consulting services to mortgage banking lenders and servicers, technology vendors, GSEs, insurance companies, and automotive finance companies. Areas of consulting included information security, data retention and integrity, industry standardization, integration issues with legacy systems, electronic and digital signatures, information exchange, electronic mortgages (eMortgages), and health care information systems. Supervised cross-functional teams during OCC enforcement action on mortgage foreclosures. Responsible for the management of Treliant's information technology infrastructure. Reviewed MSAs and SLAs, recommended data centers and vendors and managed third-party service providers and computer systems to support enterprise goals. Led the analysis and requirements of the projects and business processes, identified and developed the capability to use new tools, to reconfigure the enterprise's physical infrastructure and network access.

xmlexpress, Inc.
8 Central Street
Arlington MA 02476

xmlexpress offered patent pending software that reduced the need for human intervention when converting information to XML.

CEO

(May 1999-March 2001)

Chief Executive Officer of xmlexpress, Inc. a software development start-up. Oversight of all aspects of xmlexpress operations and technology including development of business plans, budgets, product and technology offerings, intellectual property, business development, vendor and partner relations, and consulting services. Sought angel (\$200,000 raised) and venture capital investment. Presenter at the Springboard Mid-Atlantic Women's Venture Capital Forum in 2000.

iTrust

**101 South Park
San Francisco CA 94107**

iTrust developed technology for practice management and secure access to electronic medical records.

Chief Scientist and Vice President of Research (January –December 1998)

Technical Architect of iTrust's secure electronic medical record system. Researched, reviewed, and prototyped new and emerging technologies for software agents, natural language processing, speech recognition, digital signatures, and OCR. Promoted business development and strategic partnerships.

Scansoft

(formerly Lernout and Hauspie Speech Products and Kurzweil Applied Intelligence)

**52 Third Avenue
Burlington MA, 02108**

Speech recognition products for consumer and commercial use.

Principal Investigator and Project Manager (1995-1998)

Principal investigator, system architect, and project manager of 2 National Institute of Standards and Technology "NIST" Advanced Technology Program "ATP" research grants: "Open, Voice-Enabled, Structured Medical Information" (two-year, \$2 million funded in 1995) and "Physician's Assistant for Continuous Transcription" (two-year \$1.7 million funded in 1997). The projects integrated natural language processing, speech recognition, structured reporting, and SGML/XML.

Lightbridge Inc., formerly Credit Technologies, Inc.

**281 Winter Street
Waltham, MA 02145**

Credit analytics and decision software for fraud detection and credit qualification.

Manager of Software Development (1993- 1995)

Senior Software Development Engineer (1989 - 1991)

Project management to automate the sales process for cellular professionals. Individual contributor for the expert system module of an on-line credit scoring, decision, and qualification product. Major projects included adding a business credit decision system to the consumer model.

Houghton Mifflin Company/Inso

**1 Memorial Drive
Cambridge, MA 02142**

Lexical and linguistic technologies and electronic reference products.

Lead Software Development Engineer (1991-1993)

Senior Software Engineer (1984-1989)

Technical contributor and supervisor. Responsible for the design, development and release of the Reference Engine (on-line access to textual data in SGML format such as *The American Heritage Dictionary, Roget's Thesaurus and Almanacs*). Team member for the CorrecText grammar correction system (grammar correction system included in Microsoft Word since 1987). Individual efforts included integration of parts of the grammar correction system into a readability analysis product (Patented).

Testimony

"XML and Healthcare", *Testimony to the National Committee on Vital and Health Statistics*, Department of Health and Human Services, Washington D.C. March 1999.

Standards Organizations

- Co-Chair, MISMO eMortgage Community of Practice (2011-present)
- MISMO Contributor to Standards Development: Version 3, eMortgages, Unique Loan Identifier, Universal Document Identifier, eMortgage Closing Interface Transactions, the SMART Document, eMortgage Package (2001-present)
- Co-Chair, Property Records Industry Association (PRIA), eRecording eXcellence (2011-2013)
- Co-chair, Health Level 7 (HL7) XML Special Interest Group and Structured Document Technical Committee (1997 -2001)
- Co-chair, ASTM Committee E31 on Healthcare Informatics, subcommittee 25 XML Standards for the Content and Structures of Medical Records (1998 – 2002)

Papers and Publications and Patents

"Method and Apparatus for Text Analysis" Patent Number 04773009, Houghton Mifflin

Mortgage Compliance Magazine

April 2017, [Risk-e Business: Is There an Undetected Compliance Risk with Data and Documents?](#)

April 2016, [The Wild West of eClosing: the Good, the Band and the Ugly](#)

Scotsman Guide Residential Edition:

June 2022, [Up In The Air](#)

March 2022, [No Stopping This Train](#)

September 2020, [A Paperless Odyssey](#)

February 2016, [The Future of Mortgage Technology is SMART](#)

June 2015, [Wherefore-Art-Thou, E-Mortgage?](#)

July 2013, [Is Legislation Paving the Way to a Paperless Office?](#)

Columnist for Mortgage Banking Magazine: "Standard Time"

Sokolowski R, "Lights Out on Stare and Compare", March 2013

Sokolowski R, "What is Seen and What is Not Seen", January 2013

Sokolowski R, "eMortgage Fantasy", September 2012

Sokolowski R, "Eeek! Where's the 'e' in eMortgages?", June 2012

Sokolowski R, "The Ticket to eMortgages" March 2012

Sokolowski R, "Mortgages CAN" December 2011

Sokolowski R, "For the Love of the HUD-1" September, 2011

Sokolowski R, "Fannie, and Freddie, and MERS! Oh, My!" June 2011

Sokolowski R, "Note (Lost) and eNote (Found)", March 2011

Sokolowski R, "Signed, Sealed, Delivered", March 2011

Sokolowski R, "What's SMART About eTitle Documents?", *Title News*, September/October 2005 Vol. 84 No. 5, American Land Title Association

Sokolowski R., "XML Makes its Mark", *Journal of AHIMA*, November-December 1999, American Health Information Association, 70/10, p. 21.

Sokolowski R., "Expressing Healthcare Objects in XML", *Proceedings of the Eighth IEEE International Workshops on Enabling Technologies: Infrastructure for Collaborative Enterprises*, June 1999, Stanford, California, IEEE Computer Society Press.

Community Service

Vice Chair, Finance Committee, Town of Truro, 2007-2012 (2011 budget -- \$18 million)

Board of Directors, Carrie A. Seaman Animal Shelter, 2016- Present