

Louise Bowes Marencik | Associate
Financial Institutions Litigation and
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Louise Marencik is a regulatory compliance attorney in Blank Rome’s Financial Institutions Litigation and Regulatory Compliance (“FILARC”) group.

Louise regularly advises financial institutions, nonbank lenders, participants in the FinTech space and other businesses and merchants on a variety of regulatory compliance matters. Louise has significant knowledge and experience with numerous state and federal consumer financial services issues arising under:

- Gramm-Leach-Bliley Act (GLBA) and Regulation P
- California Financial Information Privacy Act
- Truth in Lending Act (TILA) and Regulation Z
- Fair Debt Collections Practices Act (FDCPA)
- Telephone Consumer Protection Act (TCPA)
- Unfair, Deceptive, Abusive Acts and Practices (UDAAP) statutes
- Fair Credit Reporting Act (FCRA) and Regulation V
- Equal Credit Opportunity Act (ECOA) and Regulation B
- Electronic Signatures in Global and National Commerce Act (E-SIGN)
- Uniform Electronic Transactions Act (UETA)
- Electronic Fund Transfer Act (EFTA) and Regulation E
- NACHA Operating Rules and Guidelines
- Servicemembers Civil Relief Act (SCRA) and Military Lending Act (MLA)
- Bank Secrecy Act, Anti-Money Laundering Regulations and OFAC Compliance

Louise advises clients regarding the requirements for obtaining and renewing state lending, servicing, and debt collection licenses, and also represents clients in connection with exams by state regulators.

Additionally, Louise represents mortgage servicers and lenders in connection with title insurance claims and title curative matters. Louise has also represented consumer financial services clients in connection with repurchase demands and other types of contractual disputes.

While in law school, Louise served as a research editor for the *University of Pittsburgh Law Review*. She is a member of the Order of the Coif.

Outside The Firm

Louise enjoys skiing, yoga and gluten-free baking. On the weekends, you can find her spending time with her family, exploring the city or relaxing at the beach.

Select Engagements

E-Commerce

- Advised online merchants regarding state regulations regarding credit card surcharges and compliance with credit card company requirements.
- Advised online merchants regarding compliance with NACHA Rules and Regulation E and drafted website Payment Terms & Conditions and other online policies

Privacy of Consumer Financial Information

- Advised various types of financial institutions regarding compliance with Gramm-Leach-Bliley Act and similar state statutes, and drafted relevant privacy notices.

Bank and Credit Union Regulatory Practice

- Represented state-chartered bank in connection with out-of-state bank branch applications to state regulators and Federal Reserve Board.
- Represented state-chartered credit union in connection with regulatory exam and related compliance issues.

State Licensure Issues

- Advised FinTech personal finance company in connection with acquisition of online data-driven financial advice platform and change of control issues related to state licenses.
- Represented non-bank mortgage lender in connection with change of control of state mortgage lending licenses in connection with acquisition of lender.

FinTech/PropTech

- Advised online financial wellness company in connection with Earned Wage

Access program and negotiation of Amendment to Master Services Agreement with third-party payment processor.

- Advised PropTech company in connection with all legal aspects of home co-ownership program, including transaction documentation and disclosures, state and federal debt collection issues, and state foreclosure rescue laws.

Mortgage Servicing Regulatory Practice

- Represented mortgage servicer in connection with dispute with title insurance company involving thousands of unrecorded mortgages and successfully demanded recordation of all mortgages and resolution of all related title issues.
- Represented bank and non-bank mortgage servicers in connection with thousands of regulatory complaints including Consumer Financial Protection Bureau complaints, complaints to state regulators and Notices of Error/Requests for Information under Regulation X.
- Represented lenders and servicers in connection with numerous loan repurchase and indemnification demands.

Admissions

- Pennsylvania
- New Jersey
- U.S. District Court - New Jersey

Memberships

- Philadelphia Bar Association
- New Jersey State Bar Association

Education

- Skidmore College, BA, cum laude
- University of Pittsburgh School of Law, JD, cum laude

Recognitions

2023–2025, Ones to Watch, Financial Services Regulation Law, listed in *Best Lawyers in America*©

Professional Activities

Louise regularly represents clients in connection with divorce matters as a volunteer for the Philadelphia Volunteers for the Indigent Program, and has also volunteered with the Senior Law Center, Lawyers' Committee Election Protection Hotline, and the Transgender Legal Defense & Education Fund Name Change Project.

Louise received Blank Rome's Pro Bono Hero Award in 2023.