

Patrick C. Sargent



Partner

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Pat's practice focuses on structured finance, corporate securities and business transactions, including extensive experience in securitization of diverse asset types, collateralized mortgage obligations, pass-through certificates, bond financings and various project and international finance transactions. He has represented a national credit rating agency in commercial mortgage and asset-backed securitizations, and also represents issuers, underwriters, investors and servicers in public and private structured finance transactions and other debt and equity transactions.

In addition, Pat's finance practice includes merger and acquisition transactions as well as general corporate, partnership and joint venture representation.

REPRESENTATIVE EXPERIENCE

- Represented public company in \$1.9 billion term and revolver financing in connection with acquisition of publicly traded independent refiner and marketer
- Represented Fortune 100 company in commercial mortgage lease-backed securitization of its corporate headquarters
- Structured first cross-border credit tenant lease securitization based on Mexican credit
- Represented issuer in a consumer receivable master trust combined term and revolving credit facility securitization
- Represented the acquiror in a combined merger and structured finance purchase of multiple restaurant chains
- Represented subprime auto lender in securitization of its residuals from multiple term securitizations

PUBLICATIONS

- CMBS 2.0: An Overview of Changes and Challenges, *Real Estate Finance* (December 2011)
- Model Representations and Warranties and Dispute Resolution in CMBS 2.0; Rule 17g-7 (September 23, 2011)
- Massachusetts Supreme Court Upholds Securitization Conveyance Practices Relating to Assignments of Mortgages (January 11, 2011)
- 2010: The Start of a Bumpy Recovery for CMBS, *PREA Quarterly* (Winter 2010)
- General Growth Properties Bankruptcy: SPE Structure Survives, but Consideration of Corporate Group Permitted, *Real Estate Finance* (October 2009)

INDUSTRIES

Banking/Financial Services
Finance
Real Estate

PRACTICES

Banking/Financial Services
Capital Markets
Corporate
Economic Recovery and Government Opportunities
International
Mortgage-Backed Securities
Real Estate
Finance/Capital Markets Securities
Structured Finance and Securitization
Subprime and Distressed Assets

EDUCATION

JD, 1982, Southern Methodist University Dedman School of Law, *Southwestern Law Journal*, Editor, The Barristers (1981-1982)
BS, 1979, Accounting (Minor Spanish), Kansas State University, Phi Beta Kappa, Phi Kappa Phi, Beta Alpha Psi, Blue Key

ADMISSIONS

Texas 1982

LANGUAGES

Spanish

Patrick C. Sargent

- Impact of the Obama Administration's Financial Regulatory Overhaul on the Securitization Markets (September 8, 2009)
- Round 2 of General Growth Properties Bankruptcy: Motions to Dismiss SPE Bankruptcies Denied, No Bad Faith, Corporate Group Considered (August 27, 2009)
- Round 1 of General Growth Properties Bankruptcy: SPE Structure Survives (June 24, 2009)
- Ups and Downs for Legacy CMBS: TALF Expands, but S&P Signals Downgrades (May 29, 2009)
- Treasury Expands Opportunities for Fund Managers in the Legacy Securities Program (April 13, 2009)
- Treasury Announces Public-Private Investment Program (March 30, 2009)
- Third Circuit Reverses Owens Corning: Substantive Consolidation as a Shield, Not a Sword, *Real Estate Finance, Volume 22, No. 4* (December 2005)
- Structural and Legal Issues in Commercial Mortgage Securitization Transactions, *Corporate Counsel Review* (November 1, 2004)
- Adapting Tenancy-in-Common Structures to SPE Requirements (January 31, 2000)
- In Re Kingston Square Associates: Questioning Independent Director Provisions (November 30, 1997)
- Commercial Mortgage Securitization, *International Asset Securitisation, Lloyds of London Press* (1995)
- The Rating of Commercial Mortgage-Backed Securities, *Duff & Phelps Credit Rating Co.* (1994)
- Bankruptcy Remote Finance Subsidiaries: The Substantive Consolidation Issue, *44 Business Lawyer 1223* (1989)

PROFESSIONAL RECOGNITION

- Profiled as one of "Texas' Top Rated Lawyers" by *ALM* in Securities (2012)
- 2012 Lawyer of the Year in Securitization and Structured Finance Law in Dallas, *Best Lawyers* (2012)
- *The Best Lawyers in America*, Structured Finance Law (2006-2012)
- Texas Super Lawyer, *Texas Monthly* (2004, 2005, 2009, 2010, 2011)

BRIEFINGS, SEMINARS & SPEECHES

- Mid-Year Real Estate Investment Roundtable (June 22, 2010)
- Trigild Lender Conference (October 22, 2009)
- State of the Industry Webcast: Commercial Real Estate Finance Council [formerly, Commercial Mortgage Securities Association] (July 21, 2009)
- Mid-Year Real Estate Investment Roundtable (June 17, 2009)
- Dealing with Businesses in Distress: Minimizing Risks and Maximizing Opportunities (June 2, 2009)
- Presenter, "Government, TARP and TALF," Incisive Media's RealShare Distressed Assets Conference (September 15, 2009)
- Mortgage Bankers Association Capital Markets Conferences (2006, 2008)
- Commercial Securitization for Real Estate Lawyers: ALI-ABA (2006, 2008)
- Structural and Legal Considerations in Commercial Mortgage Securitizations, Duff & Phelps Credit Rating Co. National and Regional Conferences on Structured Finance
- Securitización de Activos: La Experiencia Práctica de Estados Unidos y América Latina, Securitización Avances y Perspectivas, Universidad Católica de Chile, Santiago, Chile

AFFILIATIONS

- American Bar Association
 - Section of Business Law, Committee on Developments in Business Financing, Subcommittee on Securitization of Assets

Patrick C. Sargent

- Commercial Real Estate Finance Council
 - Board of Governors
 - President (June 2009-June 2010)
- Mortgage Bankers Association - Board of Governors
- Chartered Realty Investor Society - Board of Governors
- *Real Estate Forum* Magazine - Editorial Advisory Board

IN THE NEWS

- "Up Close with CRE Finance Council's Sargent," *GlobeSt.com* (March 28, 2010)
- Please click here to view "Q&A with Patrick C. Sargent - President, Commercial Real Estate Finance Council [formerly, Commercial Mortgage Securities Association]," *Scotsman Guide* (November 2009)
- Please click here to see Pat's interview on CNBC's "Squawk Box"
- Pat was quoted in *The New York Times* article titled "For Commercial Real Estate, Hard Times Have Just Begun" (September 1, 2009)

PRESS RELEASES

- Three Andrews Kurth Partners Named 2012 Lawyers of the Year (October 7, 2011)
- 54 Andrews Kurth Lawyers Named Best Lawyers in America 2012 (September 22, 2011)
- 35 Andrews Kurth Lawyers Named in Texas Super Lawyers 2011 (September 12, 2011)
- 33 Andrews Kurth Lawyers Named in Texas Super Lawyers 2010 (September 10, 2010)
- 49 Andrews Kurth Lawyers Named Best Lawyers in America 2011 (August 16, 2010)
- 35 Andrews Kurth Lawyers Named in Texas Super Lawyers 2009 (September 16, 2009)
- 46 Andrews Kurth Lawyers Named Best Lawyers in America 2010 (August 10, 2009)
- Andrews Kurth Partner Patrick C. Sargent Named President of CMSA, 2009-2010 (June 9, 2009)
- Andrews Kurth LLP Announces Formation of Covered Bonds Practice Group (September 2, 2008)
- Andrews Kurth Announces 2008-2009 Policy Committee Election (August 28, 2008)
- Andrews Kurth Announces 2007-2008 Policy Committee Election (August 16, 2007)