

1 Hassan A. Zavareei (SBN 181547)
Andrea R. Gold*
2 Katherine M. Aizpuru*
TYCKO & ZAVAREEI LLP
3 1828 L Street NW, Suite 1000
Washington, D.C. 20036
4 Telephone: (202) 973-0900
Facsimile: (202) 973-0950
5 hzavareei@tzlegal.com
agold@tzlegal.com
6 kaizpuru@tzlegal.com

7 *Counsel for Plaintiff and the Putative Class*

8 **Pro hac vice applications to be submitted*

10 **UNITED STATES DISTRICT COURT**
11 **NORTHERN DISTRICT OF CALIFORNIA**

12 **FRANCIS LOPEZ, d/b/a FMS**
13 **Accounting**, *on behalf of himself and all others*
14 *similarly situated,*

15 Plaintiff,

16 v.

17 **BANK OF AMERICA, N.A.**

18 Defendant.

No. 3:20-cv-04172

CLASS ACTION COMPLAINT

**Declaratory Relief; Unjust Enrichment; Money
Had and Received; Breach of Contract—Third
Party Beneficiary; Unfair Competition Law**

19
20 Plaintiff **FRANCIS LOPEZ**, through counsel, brings this Class Action Complaint and
21 Demand for Jury Trial against Defendant **BANK OF AMERICA, N.A.**, alleging claims for
22 declaratory relief, unjust enrichment, money had and received, breach of contract, and California’s
23 Unfair Competition Law. Plaintiff alleges as follows upon personal knowledge as to himself and his
24 own acts and experiences, and as to all other matters upon information and belief and the investigation
25 of counsel.

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NATURE OF THE ACTION

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2 1. In March of 2020, as the SARS-CoV-2 virus—the virus that causes the COVID-19
3 disease (also called “coronavirus”)—spread across the United States, Congress passed and President
4 Donald J. Trump signed the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”), a
5 \$2 trillion coronavirus response bill intended to speed relief across the American economy. As
6 businesses shut down in compliance with state and local shelter-in-place orders—or simply in response
7 to a severe decline in demand for services—millions of Americans lost their jobs and the stock market
8 crashed. The CARES Act was intended to inject money into the economy and help keep businesses
9 and individuals afloat during an unprecedented economic upheaval.

10 2. Along with other provisions, the CARES Act created the Paycheck Protection Program
11 (“PPP”) to funnel forgivable loans to small businesses. The CARES Act initially authorized up to \$349
12 billion in forgivable loans; that money quickly ran out, and Congress later authorized an additional
13 \$310 billion to the program.

14 3. Small businesses were invited to apply for PPP funds starting April 3, 2020. Applicants
15 could seek PPP loan funding through certain pre-approved Small Business Administration (“SBA”)
16 lenders or through any federally insured depository institution, federally insured credit union, or Farm
17 Credit System institution that chose to participate.

18 4. Lenders were compensated for their participation in the program through generous
19 origination fees, paid by the government, that were tied to the amount of each loan. Lenders are eligible
20 to receive (a) 5% for loans up to and including \$350,000; (b) 3% for loans of more than \$350,000 and
21 less than \$2,000,000; and (c) 1% for loans of at least \$2,000,000. To receive these substantial origination
22 fees, the lenders took on no risk (because the loan funds were provided by the government) and did
23 little work. Instead, the lenders were paid for funneling money from the SBA to the small business
24 applicants. Lenders were, however, required to certify under penalty of perjury that they were in
25 compliance, and would remain in compliance, with PPP regulations.

26 5. The amount of money offered to small business applicants was based on applicants’
27 historical payroll information with specific limitations. But because the purpose of the program was to
28 make money available quickly, lending institutions were not required to independently verify applicants’

1 representations. Instead, small businesses seeking PPP funding were required to make specific
2 attestations and certifications under penalty of serious civil and criminal penalties, including
3 imprisonment and hefty fines.

4 6. Congress understood that in order to be able to make timely, truthful, and accurate
5 representations in their PPP applications, many small businesses applying for PPP funding would rely
6 on the assistance and expertise of professionals: accountants, bookkeepers, tax preparers, financial
7 advisors, attorneys, and other such agents (collectively, “Agents”).

8 7. To incentivize these Agents to assist small businesses with their PPP applications,
9 Congress provided that Agents who assisted small business owners would be compensated through a
10 fee of up to (a) 1% for loans of up to \$350,000 (or up to \$3,500 for loans in this tier); (b) 0.50% for
11 loans of more than \$350,000 and less than \$2 million (or up to \$9,999 for loans in this tier); or (c)
12 0.25% for loans of at least \$2 million (“Agent Fees”). *See* Business Loan Program Temporary Changes;
13 Paycheck Protection Program, 85 Fed. Reg. 20811-01, 20816 (April 15, 2020) (“PPP Regulations”).

14 8. The PPP Regulations expressly require that Agent Fees be paid by the lending
15 institution out of the origination fees the lender would receive from the SBA, and prohibit Agents
16 from collecting fees from applicants or taking fees from the PPP loans.

17 9. Defendant is one of the largest banks in the United States and was the first major
18 financial institution to begin accepting PPP applications. As of May 2020, Defendant had received
19 approval for 265,000 PPP applications with an average funding amount of \$92,800 and totaling \$24.9
20 billion.¹ Defendant profited handsomely from its involvement in the PPP. Assuming the most
21 conservative estimate, Defendant received or is eligible to receive at least \$240 million in origination
22 fees from the SBA—and probably received more than that. But having taken in this princely sum,
23 Defendant violated the PPP requirements regarding Agent Fees and failed to pay Agent Fees that were
24 due under the CARES Act.

25 ¹ *See* Bank of America Newsroom, *Bank of America Receives Approval for 265,500 SBA Paycheck Protection*
26 *Program Loans to Date for Small Businesses* (May 4, 2020), [https://newsroom.bankofamerica.com/press-](https://newsroom.bankofamerica.com/press-releases/small-business/bank-america-receives-approval-sba-paycheck-protection-program-loans)
27 [releases/small-business/bank-america-receives-approval-sba-paycheck-protection-program-loans](https://newsroom.bankofamerica.com/press-releases/small-business/bank-america-receives-approval-sba-paycheck-protection-program-loans)
(last accessed June 24, 2020); *see also* Bank of America Paycheck Protection Program (May 4, 2020),
28 [https://newsroom.bankofamerica.com/system/files/BAC_Paycheck_Protection_Program_Loans_f](https://newsroom.bankofamerica.com/system/files/BAC_Paycheck_Protection_Program_Loans_f_or_Small_Businesses.pdf)
[or_Small_Businesses.pdf](https://newsroom.bankofamerica.com/system/files/BAC_Paycheck_Protection_Program_Loans_f_or_Small_Businesses.pdf) (last accessed June 24, 2020).

1 10. Plaintiff Francis Lopez is a bookkeeper who assisted his small business client with
2 preparing and submitting an application for a PPP loan through Defendant. The application was
3 approved, securing a total of \$70,243 in funding for Mr. Lopez’s client. Under the PPP rules, Defendant
4 received an origination fee of \$3,512.15, and Plaintiff was entitled to an Agent Fee of \$702.43 to be
5 paid from Defendant’s origination fee.

6 11. Yet despite clear direction from the SBA that the Agent fees “***will be paid by the***
7 ***lender out of the fees the lender receives from the SBA,***” and despite certifying under penalty of
8 perjury that it was in compliance and would remain in compliance with PPP regulations, Defendant
9 has not remitted any fees to Plaintiff.

10 12. Plaintiff is not alone in his predicament. Defendant has enacted a companywide policy
11 to deny Agents the Agent Fees to which they are entitled. Defendant instead states on its website that,
12 “[i]n the absence of a pre-loan approval written agreement between the agent and Bank of America,
13 ***Bank of America does not pay fees or other compensation to agents who represent or assist***
14 ***borrowers through the Paycheck Protection Program.***”² Defendant’s scheme, which directly
15 contradicts the mandate of the PPP Regulations, excluded Agents like Plaintiff from access to SBA
16 funding.

17 13. Plaintiff, a sole proprietor, is also suffering from the economic downturn due to the
18 coronavirus pandemic. He is entitled to the Agent Fee he earned by helping another business apply for
19 a forgivable loan. Plaintiff and other Agents entitled to receive Agent Fees from Defendant have no
20 other recourse to collect their compensation because the PPP regulations assign the responsibility for
21 paying them to lenders alone, and prohibit them from collecting compensation from their clients.

22 14. Ignoring this clear mandate, Defendant has refused to pay Plaintiff and other Agents—
23 depriving them of much-needed funds during a time of severe economic hardship, even as Defendant
24 enjoys a windfall.

25 15. Plaintiff thus brings this Class Action Complaint to vindicate his rights and those of
26

27 ² Bank of America, CARES Act Paycheck Protection Program Frequently Asked Questions
28 <https://about.bankofamerica.com/promo/assistance/faqs/small-business-paycheck-protection-program>
(last accessed June 24, 2020).

1 other Agents similarly situated, and to recover the Agent Fees to which they are entitled.

2 **PARTIES**

3 16. Plaintiff Francis Lopez is a resident and citizen of California. He is the sole proprietor
4 of FMS Accounting, a client accounting services practice.

5 17. Defendant Bank of America, N.A. is a national bank with headquarters in North
6 Carolina, making it a citizen of North Carolina.

7 **JURISDICTION AND VENUE**

8 18. This Court has subject matter jurisdiction over this action under the Class Action
9 Fairness Act, 28 U.S.C. § 1332(d), because (a) at least one member of the proposed Class is a citizen
10 of a different state than Defendant; (b) the claims of the proposed Class Members exceed \$5,000,000
11 in the aggregate; and (c) none of the exceptions under that subsection apply.

12 19. This Court has personal jurisdiction over Defendant because Defendant conducts
13 business in this District as described herein.

14 20. Venue is proper in this District because a substantial part of the events, acts, or
15 omissions giving rise to the claim occurred in this District.

16 21. This Court has jurisdiction to grant declaratory relief under 28 U.S.C. § 2201 because
17 an actual controversy exists between the parties as to their respective rights and obligations under the
18 PPP Regulations.

19 **FACTUAL ALLEGATIONS**

20 22. Beginning in December 2019, reports began to surface about a novel coronavirus
21 spreading rapidly through Wuhan, China. By March 1, 2020, researchers concluded that over 9,000
22 people in the United States had already been infected and that the virus had been spreading, undetected,
23 within the United States for six weeks.³ The World Health Organization declared the COVID-19

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25 ³ See Cedars-Sinai, Study Estimates COVID-19 May Have Infected Over 9,000 in U.S. (Mar. 9,
26 2020), <https://www.cedars-sinai.org/newsroom/study-estimates-covid-19-may-have-infected-over-9000-in-us/> (last accessed June 24, 2020); Sheri Fink & Mike Baker, Coronavirus May Have Spread in U.S. for Weeks, Gene Sequencing Suggests, *The New York Times* (Mar. 1, 2020),
27 <https://www.nytimes.com/2020/03/01/health/coronavirus-washington-spread.html?action=click&module=Top%20Stories&pgtype=Homepage> (last accessed June 24,
28 2020).

1 outbreak a pandemic on March 11. On March 13, 2020, President Donald Trump declared that the
2 pandemic was of “sufficient severity and magnitude to warrant an emergency declaration for all states,
3 territories and the District of Columbia.” California Governor Gavin Newsom issued a stay-at-home
4 order on March 19, ordering the closure of most public spaces and nonessential businesses. California’s
5 order was followed by Illinois on March 21, New York on March 22, and dozens of other states and
6 the District of Columbia in the days and weeks that followed.

7 23. As the pandemic spread, millions of people in the United States lost their jobs as state
8 and local stay-at-home orders forced businesses to close. Even in states where businesses were allowed
9 to remain open, multiple sectors experienced economic devastation as consumers stayed home to try
10 to counteract the spread of the deadly virus. Demand for goods and services plummeted.

11 24. On March 25, 2020, in response to overwhelming pleas for assistance from state and
12 local governments, businesses, and individuals, the United States Senate passed the CARES Act. The
13 House of Representatives approved the bill the following day, and President Trump signed it into law
14 on March 27, 2020. *See* Coronavirus Aid, Relief, and Economic Security Act, Pub. L. 116-136, 134 Stat.
15 281 (2020). The \$2 trillion stimulus bill is the largest stimulus bill in American history.

16 25. One of the cornerstones of the CARES Act is the \$659 billion loan program for small
17 businesses, the Paycheck Protection Program. *See id.* § 1102, 134 Stat. at 286 (codified at 15 U.S.C.
18 § 636(a) (2020)). In creating the PPP, the federal government recognized that “many small businesses
19 nationwide are experiencing economic hardship as a direct result of the Federal, State, and local public
20 health measures that are being taken to minimize the public’s exposure to the virus.” PPP Regulations
21 at 20811. The intent of the PPP is to “provide relief to America’s small business expeditiously.” *Id.*

22 26. PPP loans provided small businesses with eight weeks of cash-flow assistance based on
23 historical payroll information. The loans are forgivable up to the full principal amount of the loan and
24 any accrued interest if the borrower uses the loan proceeds for certain purposes and uses at least 75%
25 of the funds for payroll costs. *Id.* at 20813-14. This restriction was implemented “to ensure that the
26 finite appropriations available for these loans are directed toward payroll protection, as each loan that
27 is issued depletes the appropriation, regardless of whether portions of the loan are later forgiven.” *Id.*
28 at 20814. Amounts that are not forgiven will accrue interest at a rate of 1% with a maturity of two

1 years. *Id.* at 20813.

2 27. Unlike some other financial assistance provided in the CARES Act, the PPP provided
3 that private lending institutions, rather than government agencies, were to accept loan applications and
4 distribute funds. Lenders approved to make PPP funds included certain SBA-approved lenders, any
5 federally insured depository institution or any federally insured credit union, any Farm Credit System
6 Institution, and certain other financing providers that met specific requirements. *Id.* at 20815.

7 28. To compensate lenders for participating in the program, the PPP Regulations provide
8 that SBA will pay lenders substantial origination fees for processing PPP loans: (a) 5% for loans up to
9 and including \$350,000 (or up to \$17,500 for loans in this tier); (b) 3% for loans of more than \$350,000
10 and less than \$2,000,000 (or up to \$59,999 for loans in this tier); and (c) 1% for loans of at least
11 \$2,000,000. *Id.* at 20816.

12 29. In order to expedite the provision of PPP loan funds to businesses in need, the PPP
13 Regulations provide that lenders may rely on borrower certifications and attestations in order to
14 approve a loan application, rather than independently verifying the information provided in the
15 application. *Id.* at 20815-16. The CARES Act specifically provides that lending institutions will not be
16 subject to enforcement actions or penalties if the lender has received a borrower attestation. *Id.* at
17 20816.

18 30. But because the program intentionally did not include any process for verifying
19 borrower representations, the penalties for providing false information are severe. Knowingly making
20 a false statement to obtain a guaranteed loan from SBA is punishable by imprisonment and fines. *Id.*
21 at 20814. It was therefore incumbent upon small business applicants to provide truthful and accurate
22 information in their applications.

23 31. PPP applications were to be processed and funded on a “first-come, first-served” basis.
24 Because the PPP funds were limited, submitting an accurate application as quickly as possible, before
25 the appropriation was depleted, was critical.

26 32. Because many small businesses applying for PPP funding would require the assistance
27 of professional accountants, bookkeepers, tax preparers, financial advisors, attorneys, and other agents
28 in order to provide timely, truthful, and accurate representations, Congress recognized that these

1 “agents” would need to be compensated for their work as well. *See* 15 U.S.C. § 636(a)(36)(P)(ii) (“An
2 agent that assists an eligible recipient to prepare an application for a covered loan may not collect a fee
3 in excess of the limits established by the Administrator.”).

4 33. The SBA, in turn, determined that these reasonable fees were required to be paid by
5 the lender, in specifically delineated amounts. The PPP Regulations include express provisions for the
6 compensation of Agents:

7 **c. Who pays the fee to an agent who assists a borrower?**

8 Agent fees will be paid by the lender out of the fees the lender receives from SBA.
9 Agents may not collect fees from the borrower or be paid out of the PPP loan
10 proceeds. The total amount that an agent may collect from the lender for assistance in
preparing an application for a PPP loan (including referral to the lender) may not
exceed:

- 11 i. One (1) percent for loans of not more than \$350,000;
12 ii. 0.50 percent for loans of more than \$350,000 and less than \$2 million; and
13 iii. 0.25 percent for loans of at least \$2 million.

14 The Act authorizes the Administrator to establish limits on agent fees. The
15 Administrator, in consultation with the Secretary, determined that the agent fee limits
set forth above are reasonable based upon the application requirements and the fees
16 that lenders receive for making PPP loans.

17 *Id.* at 20816.

18 34. The SBA also issued a fact sheet that makes clear that Agent Fees must be paid by the
19 lender: “Agent fees will be paid out of lender fees. The lender will pay the agent. Agents may not collect
20 any fees from the applicant.”⁴

21 35. Congress and the SBA did not create a particular process or requirement that lenders
22 or Agents were required to follow in order for the Agent to receive its portion of the fee. Creating a
23 uniform process (and requiring all lenders to comply with additional regulations) would have slowed
24 down implementation of the program—when its core purpose was the speedy distribution of funds to
25 businesses—and could have incentivized lenders to prioritize applicants that did not use Agents so that
26 lenders did not have to share their origination fees.

27 ⁴ Paycheck Protection Program (PPP) Information Sheet for Lenders (Mar. 31, 2020),
28 <https://home.treasury.gov/system/files/136/PPP%20Lender%20Information%20Fact%20Sheet.pdf>
(last accessed June 24, 2020).

1 36. Instead, the SBA left to the discretion of the lender how best to process applications
2 speedily while complying with the regulations requiring them to compensate Agents for the latter’s
3 critical role in the program.

4 37. But, prior to becoming an approved PPP lender, lenders were required to fill out and
5 sign the “CARES Act Section 1102 Lender Agreement” for each loan.⁵ That agreement requires the
6 lender to certify under penalty of perjury that it is “in compliance and will maintain compliance with
7 all applicable requirements of the Paycheck Protection Program, and PPP Loan Program
8 Requirements.”

9 38. Defendant has breached its commitment to remain in compliance with PPP
10 Regulations. Defendant has not paid the fees of Agents for their assistance in providing accurate and
11 truthful information on borrowers’ applications. Instead, it is retaining *all* of the origination fees
12 received from SBA for itself despite its obligation to distribute some portion of those fees to Agents.
13 These funds are a windfall to Defendant—making it the recipient of substantial government aid that it
14 does not need and does not deserve.

15 39. This is a company-wide policy to which Defendant openly admits. On its website,
16 Defendant states that “[i]n the absence of a pre-loan approval written agreement between the agent
17 and Bank of America, Bank of America does not pay fees or other compensation to agents who
18 represent or assist borrowers through the Paycheck Protection Program.” But nothing in the CARES
19 Act or the PPP Regulations requires that such a pre-loan approval written agreement exist—or permits
20 lenders to impose such a requirement.

21 40. Consistent with its policy, which directly contradicts the PPP Regulations and other
22 SBA guidance, Defendant did not implement any process for identifying the Agents who assisted
23 borrowers in obtaining PPP loans from Defendant. By failing even to ask borrowers whether they
24 utilized the assistance of an Agent, Defendant demonstrated that it did not want to obtain any records
25 of Agent involvement—likely hoping that the absence of such records would relieve it of the obligation
26 to pay Agents their mandatory fees.

27 ⁵ The agreement is available for download at [https://www.sba.gov/document/sba-form--cares-act-](https://www.sba.gov/document/sba-form--cares-act-section-1102-lender-agreement)
28 [section-1102-lender-agreement](https://www.sba.gov/document/sba-form--cares-act-section-1102-lender-agreement).

1 America PPP loan application based on the information that Mr. Lopez had gathered, reviewed, and
2 calculated.

3 48. Although the SBA offered an application form, Bank of America required applicants
4 to submit PPP applications through Bank of America’s online portal.

5 49. The Bank of America PPP application did not include a field for the applicant to
6 indicate whether an Agent had assisted with the application.

7 50. After about two weeks, the client received PPP funding of \$70,243. Based on the size
8 of the loan and the PPP Regulations, Bank of America was entitled to receive an origination fee of
9 \$3,512.15.

10 51. Also based on the PPP Regulations, Mr. Lopez was entitled to an Agent Fee of \$702.43
11 to be paid from Defendant’s origination fee. But to date, Mr. Lopez has not received any compensation
12 for his substantial assistance with his client’s PPP loan application—assistance that inured to the benefit
13 of Defendant, who has received a windfall in origination fees from the SBA.

14 52. Instead, Bank of America’s policy is to deny Agents the fees to which they are entitled.

15 53. Mr. Lopez has suffered financial harm as a result of Defendant’s unlawful and unfair
16 actions by being deprived of statutorily mandated compensation for professional services.

17 54. Mr. Lopez has no recourse because he is barred from receiving compensation from his
18 client.

19 **CLASS ACTION ALLEGATIONS**

20 55. Plaintiff brings this action on behalf of Plaintiff and a Class and Subclass of all others
21 similarly situated, defined as:

22 **Class: All persons and entities in the United States who (1) served as an Agent⁶ for a**
23 **person or entity who applied for and received a PPP loans through Bank of America,**
24 **N.A. and (2) were not paid an Agent Fee⁷ by Bank of America, N.A.**

25 ⁶ “Agent” refers to the term “agent” as it is used in Business Loan Program Temporary Changes;
26 Paycheck Protection Program, 85 Fed. Reg. 20811-01, 20816 (April 15, 2020), and the Paycheck
27 Protection Program (PPP) Information Sheet for Lenders (Mar. 31, 2020),
<https://home.treasury.gov/system/files/136/PPP%20Lender%20Information%20Fact%20Sheet.pdf>
28 f (last accessed June 24, 2020).

⁷ “Agent Fee” refers to the agent fees described in Business Loan Program Temporary Changes;
Paycheck Protection Program, 85 Fed. Reg. 20811-01, 20816 (April 15, 2020).

1 **California subclass: All persons and entities in California who (1) served as an Agent**
2 **for a person or entity who applied for and received a PPP loans through Bank of**
3 **America, N.A. and (2) were not paid an Agent Fee by Bank of America, N.A.**

4 56. The class definition is subject to modification, including the addition of one or more
5 subclasses, based on facts obtained in discovery.

6 57. Excluded from the classes are the Defendant; any entities in which it has a controlling
7 interest; its agents and employees; and any Judge to whom this action is assigned and any member of
8 such Judge’s staff and immediate family.

9 58. Plaintiff proposes that Plaintiff be appointed class representative.

10 59. Plaintiff and the Class have been harmed by Defendant’s acts.

11 60. Numerosity is satisfied. Upon information and belief, there are thousands of class
12 members. Individual joinder of these persons is impracticable.

13 61. There are questions of law and fact common to Plaintiff and the Classes, including, but
14 not limited to:

- 15 a. Whether Defendant’s conduct violates the CARES Act or its implementing regulations;
- 16 b. Whether Defendant is required to compensate Plaintiff from the origination fees it is
17 entitled to receive or has received from SBA through the PPP;
- 18 c. Whether Defendant’s conduct was willful and knowing;
- 19 d. Whether Defendant has a policy and/or practice of declining to pay Agents for their
20 participation in the PPP;
- 21 e. Whether Defendant’s conduct was unlawful;
- 22 f. Whether Defendant’s conduct was unfair;
- 23 g. Whether Plaintiff and the Class Members are third-party beneficiaries of Defendant’s
24 contract with the SBA;
- 25 h. Whether Defendant was unjustly enriched;
- 26 i. Whether Plaintiff and the Class members are entitled to restitution of funds unlawfully
27 withheld;
- 28 j. Whether Plaintiff and the Class Members are entitled to injunctive or declaratory relief;
 and

1 k. Whether Plaintiff and the Class Members are entitled to damages.

2 62. Plaintiff's claims are typical of the claims of Class Members. Plaintiff and the Class
3 Members were all harmed when Defendant refused to pay them Agent Fees under the PPP. Plaintiff's
4 claims are not antagonistic to the claims of other Class Members.

5 63. Plaintiff is an adequate representative of the Class because Plaintiff's interests do not
6 conflict with the interests of the Class Members. Plaintiff will fairly and adequately protect the interests
7 of the Class.

8 64. Plaintiff has hired counsel that is skilled and experienced in class actions, including
9 numerous complex class actions against financial institutions, and are adequate class counsel capable
10 of protecting the interests of the Class Members.

11 65. Common questions of law and fact predominate over questions affecting only
12 individual Class Members, and a class action is the superior method for fair and efficient adjudication
13 of this controversy. The damages suffered by individual Class Members are likely relatively small, and
14 it would be difficult and not economical for individual Class Members to pursue complex litigation
15 against Defendant to recover the fees to which they are entitled. Further, individual litigation would
16 increase the delay and expense to all parties due to the complex legal and factual issues presented in
17 the Complaint. A class action provides easier management, the benefits of single adjudication, and
18 economies of scale.

19 **CAUSES OF ACTION**

20 **COUNT I**

21 **Declaratory Relief**

22 **28 U.S.C. § 2201**

23 **On behalf of Plaintiff and the Class**

24 66. Plaintiff incorporates by reference paragraphs 1 through 65 set forth above.

25 67. Plaintiff and the Class Members are "agents" as defined by the PPP Regulations and
26 publications pertaining to the PPP.

27 68. Plaintiff and the Class Members assisted clients with preparing applications for, and
28 applying for, PPP loans, which were funded by Defendant through the PPP.

69. The PPP Regulations provide that Plaintiff and the Class Members must be
compensated for that work by Defendant, from the fees that Defendant received from the SBA as

1 compensation for its participation in the program.

2 70. Defendant has refused to make these payments.

3 71. An actual controversy has arisen between Plaintiff and the Class Members, on the one
4 hand, and Defendant, on the other, because Defendant by its refusal to pay Agent Fees to Plaintiff and
5 the Class Members denies that it is obligated to do so.

6 72. Plaintiff and the Class Members seek a declaration in accordance with PPP Regulations
7 and the Declaratory Judgment Act that Defendant is obligated to set aside money to pay, and to pay,
8 agents in accordance with PPP Regulations for work performed on behalf of a client in relation to the
9 preparation and/or submission of a PPP loan application that resulted in a funded PPP loan.

10 **COUNT II**
11 **Unjust Enrichment**
12 **On behalf of Plaintiff and the Class**

12 73. Plaintiff incorporates by reference paragraphs 1 through 65 set forth above.

13 74. Defendant received a benefit in the form of origination fees paid by the SBA in
14 connection with funded PPP loans.

15 75. Under the PPP Regulations and SBA guidance, a portion of those fees were to be paid
16 to Agents, like and including Plaintiff and the Class Members, who assisted with their clients' successful
17 PPP applications.

18 76. Defendant is refusing to pay those Agent Fees, in contravention of PPP Regulations.

19 77. Defendant is thus benefiting in the form of millions of dollars of origination fees, to
20 the detriment of Agents including Plaintiff and the Class Members, by keeping the Agents Fees for
21 itself.

22 78. It would be inequitable, unjust, and unfair to permit Defendant to retain the Agent
23 Fees owed to Plaintiff and the Class Members under the PPP Regulations and SBA guidance. This is
24 particularly so in the context of a global pandemic that has rattled the economy.

25 79. Defendant must disgorge the portion of any and all PPP origination fees that is owed
26 to Plaintiff and the Class Members in their capacities as Agents.

27 ///

28 ///

COUNT III
Conversion

On behalf of Plaintiff and the Class

1
2
3 80. Plaintiff incorporates by reference paragraphs 1 through 65 set forth above.

4 81. Under the PPP Regulations and SBA guidance, Plaintiff and the Class Members, as
5 Agents, have a right to Agent Fees that must be paid from the lender origination fees provided to
6 Defendant by the SBA in exchange for processing the funded PPP loan applications of Plaintiff's and
7 the Class Members' clients.

8 82. The PPP Regulations state that "Agent fees *will* be paid out of lender fees" and create
9 specific guidelines for the amount that should be paid. The SBA determined that the Agent Fee limits
10 are "reasonable based upon the application requirements and the fees that lenders receive for making
11 PPP loans."

12 83. The PPP Regulations also unequivocally state that Agents "may not collect fees from
13 the applicant," making it clear that the lenders are responsible for paying the Agents Fees.

14 84. Plaintiff and the Class Members assisted their clients with applications for PPP loans
15 that were subsequently funded. Due to Plaintiff's and the Class Members' efforts, their clients were
16 awarded PPP loans through applications to Defendant. As such, Plaintiff and the Class Members have
17 a right to immediate possession of Agent Fees to be paid by Defendant.

18 85. Although Plaintiff and the Class Members are entitled to Agent Fees under the PPP
19 Regulations, Defendant has refused to provide those fees to Plaintiff and the Class Members, instead
20 enacting a policy that it does not pay Agent Fees unless the Agent has a pre-existing relationship with
21 Defendant.

22 86. By retaining the Agent Fees for itself, Defendant has maintained wrongful control over
23 Plaintiff's and the Class Members' property, inconsistent with their entitlements under the PPP
24 Regulations.

25 87. Each Agent Fee to which Plaintiff and the Class Members are entitled is a specific,
26 identifiable sum, according to the amount of the PPP loan funded and the applicable PPP Regulation.
27 Plaintiff, for example, is entitled to an Agent Fee of \$702.43, which Defendant has wrongfully retained.

28 88. Plaintiff and the Class Members have been injured by Defendant's wrongful exercise

1 of dominion over their property.

2 **COUNT IV**
3 **Money Had and Received**
4 **On behalf of Plaintiff and the Class**

5 89. Plaintiff incorporates by reference paragraphs 1 through 65 set forth above.

6 90. Under the PPP Regulations and SBA guidance, Plaintiff and the Class Members, as
7 Agents, have a right to Agent Fees that must be paid from the lender origination fees provided to
8 Defendant by the SBA in exchange for processing the funded PPP loan applications of Plaintiff's and
9 the Class Members' clients.

10 91. The PPP Regulations state that "Agent fees *will* be paid out of lender fees" and create
11 specific guidelines for the amount that should be paid. The SBA determined that the Agent Fee limits
12 are "reasonable based upon the application requirements and the fees that lenders receive for making
13 PPP loans."

14 92. The PPP Regulations also unequivocally state that Agents "may not collect fees from
15 the applicant," making it clear that the lenders are responsible for paying the Agents Fees.

16 93. Plaintiff and the Class Members assisted their clients with applications for PPP loans
17 that were subsequently funded. Due to Plaintiff's and the Class Members' efforts, their clients were
18 awarded PPP loans through applications to Defendant. As such, Plaintiff and the Class Members have
19 a right to immediate possession of Agent Fees to be paid by Defendant.

20 94. Although Plaintiff and the Class Members are entitled to Agent Fees under the PPP
21 Regulations, Defendant has refused to provide those fees to Plaintiff and the Class Members, instead
22 enacting a policy that it does not pay Agent Fees.

23 95. Defendant received money that was intended to be used for the benefit of Plaintiff and
24 the Class Members when it received origination fees, a portion of which were earmarked for Plaintiff
25 and the Class Members as Agent Fees under the PPP Regulations.

26 96. Instead of paying that money to Plaintiff and the Class Members, Defendant kept that
27 money for itself. Thus, the money was not used for Plaintiff's or the Class Members' benefit.

28 97. Defendant has not given the money to Plaintiff or the Class Members.

98. In equity and good conscience, the Agent Fees should be paid by Defendant to Plaintiff

1 and the Class Members.

2 **COUNT V**
3 **Breach of Contract – Third Party Beneficiary**
4 **On behalf of Plaintiff and the Class**

5 99. Plaintiff incorporates by reference paragraphs 1 through 65 set forth above.

6 100. Upon information and belief, in order to process PPP loan applications, Defendant entered into an agreement with the SBA.

7 101. The agreement required that Defendant adhere to the PPP Regulations and certify compliance with them under penalty of perjury. The agreement between the SBA and Defendant thus incorporates the PPP Regulations by reference.

8 102. As part of the agreement, Defendant certified, under penalty of perjury, that it was in compliance and would remain in compliance with PPP Regulations that specifically require PPP lenders to pay the fees of any Agent that assists with successful PPP applications, within limits.

9 103. Plaintiff and the Class Members were intended beneficiaries of the agreement between the SBA and Defendant. Thus, Plaintiff and the Class Members may enforce the promises directly made for them, including the promise to comply with PPP Regulations mandating lenders, including Defendant, to pay Agent Fees.

10 104. The acts of the SBA and Defendant created a duty and established privity between Defendant on the one hand, and Agents, including Plaintiff and the Class Members, on the other.

11 105. Nevertheless, Defendant has breached the agreement by violating the PPP Regulations when it adopted a policy stating that it would not pay Agents who did not have a pre-existing agreement with Defendant, and refused to pay Plaintiff and the Class Members the Agent Fees to which they are entitled.

12 106. By refusing to pay Agent Fees in accordance with PPP Regulations, Defendant is in violation of the terms of the agreement with the SBA, thereby damaging Plaintiff and the Class Members.

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COUNT VI
Unfair Competition Law
Cal. Bus. & Prof. Code § 17200 *et seq.*
On behalf of Plaintiff and the California Subclass

107. Plaintiff incorporates by reference paragraphs 1 through 65 set forth above.

108. The California Unfair Competition Law (“UCL”) defines unfair business competition to include any unlawful, unfair, or fraudulent act or practices. Cal. Bus. & Prof. Code § 17200.

109. A business act or practice is “unlawful” under the UCL if it violates any other law or regulation.

110. As described in detail above, Defendant’s conduct violates the PPP Regulations. The PPP Regulations provide that “Agent fees ***will be paid*** by the lender out of the fees the lender receives from SBA. Agents may not collect fees from the borrower or be paid out of the PPP loan proceeds.” The PPP Regulations state the amount that Agents, including Plaintiff and the Class Members, may collect from Defendant.

111. Defendant enacted a companywide policy that it will not pay Agents fees unless the Agent had a pre-existing relationship with Defendant. Defendant has not paid Plaintiff or the Class Members the Agent Fees that Defendant was required to pay them under the PPP Regulations.

112. Defendant’s policy and practice of not paying Agent Fees to Plaintiff and the Class Members is “unlawful” under the UCL because it violates the PPP Regulations.

113. As a result of Defendant’s unlawful conduct, Plaintiff and the Class Members have suffered economic injury, and Defendant has been unjustly enriched. Defendant obtained fees that it was required to pay, but did not pay, to Plaintiff and the Class Members.

114. Plaintiff requests that the Court cause Defendant to restore the monies owed Plaintiff and the Class Members and enter an injunction requiring Defendant to implement policies for identifying Agents (as defined in the PPP Regulations and SBA guidance) and paying them the Agent Fees required to be paid under the PPP Regulations.

115. Plaintiff requests that the Court require Defendant to pay Plaintiff’s reasonable attorneys’ fees and costs of suit.

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PRAYER FOR RELIEF

WHEREFORE, Plaintiff, individually and on behalf of the Class, respectfully prays that this Court:

- a. Enter an order certifying the Class, appointing Plaintiff as the Class Representative, and appointing Plaintiff's counsel as Class Counsel;
- b. Enter an order declaring that Defendant's actions and omissions, described above, are unlawful;
- c. Award all actual, consequential, compensatory, punitive, and statutory damages as available under law, including without limitation actual damages for past, present, and future expenses caused by Defendant's misconduct, lost time and interest, and all other damages suffered;
- d. Award restitution to Plaintiff and the Class Members;
- e. Award pre- and post-judgment interest as allowed by law;
- f. Award Plaintiff's reasonable attorneys' fees and expenses;
- g. Enter such injunctive and declaratory relief as necessary to protect the interests of Plaintiff and the Class; and
- h. Award such other and further relief as the Court deems reasonable and just.

PLAINTIFF DEMANDS A TRIAL BY JURY ON ALL ISSUES SO TRIABLE.

Dated: June 24, 2020

Respectfully submitted,

/s/ Hassan A. Zavareei

Hassan A. Zavareei (SBN 181547)
Andrea R. Gold*
Katherine M. Aizpuru*
TYCKO & ZAVAREEI LLP
1828 L Street NW, Suite 1000
Washington, D.C. 20036
Telephone: (202) 973-0900
Facsimile: (202) 973-0950
hzavareei@tzlegal.com
agold@tzlegal.com
kaizpuru@tzlegal.com

Counsel for Plaintiff and the Putative Class

**Pro hac vice applications to be submitted*

ClassAction.org

This complaint is part of ClassAction.org's searchable [class action lawsuit database](#)
