

Application Form

Profile

Attendance to a regularly scheduled meeting of the board or committee of interest is strongly encouraged when considering applying for membership. All committee meetings are open to the public and are posted at least 48 hours in advance of the meeting in our [www.lexingtonma.gov/calendar](http://www.lexingtonma.gov/calendar).

If you are appointed to the board or committee for which you have applied, information from this application will be used to contact you regarding your appointment from the appointing authority as well as the Town Clerk’s Office. Please do not offer information on this application you would prefer we not use.

Applications will be kept on file and considered as vacancies occur for up to one year unless otherwise noted.

If you have any questions or need more information regarding the completion of the application, please contact either the Select Board Office at 781-698-4580 or the Town Manager’s Office at 781-698-4540.

Alexander		Payne
First Name	Middle Initial	Last Name

Nickname

Alex

Preferred Title (i.e. Mr., Ms., Mx., Dr., Rev .....)

Mr.

Email Address

Alternate Email Address (Optional)

4 Adams Street		
Home Address	Suite or Apt	
Lexington	MA	02420
City	State	Postal Code

Length of Residence in Lexington (Note: ZBA requirement is a minimum of 8 years)

3.5 years

What Precinct do you live in?

☒ Precinct 6

Mobile:	
Primary Phone	Alternate Phone

Morgan Stanley

Employer

Managing Director

Job Title

## Work Address

2 International Place, Boston, MA 02110

## Which Boards would you like to apply for?

Trustees of Public Trusts: Submitted

## Interests & Experiences

Please tell us about yourself and why you want to serve.

## Special Training and/or Qualifications

-Fixed income portfolio manager responsible for several billion dollars in client assets who can help generate safe returns for the trusts -President and CEO of charitable organization who understands the motivations of donors and needs of recipients -Youth sports coach who is invested in the future of Lexington

[Alex\\_Payne\\_CV.pdf](#)

Upload a Resume

## Why are you interested in serving on a board or commission?

I think Lexington is a special place and would like to contribute my time and expertise to keeping it that way. I have a unique combination of fixed income portfolio management and nonprofit experience that make this the perfect role for me.

## How did you hear about the board or commission for which you are applying?

I first heard about the Trustees of Public Trusts from my Adams Street neighbors Alan Fields and Adrian Jackson. I attended several investment committee meetings at Alan's house and enjoyed my time.

## Have you recently attended any meetings of the board or committee for which you are applying?

☐ Yes ☒ No

## Have you confirmed your availability to attend the board or committee's meetings? (i.e. can attend at the time the committee regularly meets)

☒ Yes ☐ No

## Do you currently serve on another board or committee?

☐ Yes ☒ No

## If yes, please list date of most recent Conflict of Interest Law Training.

Alexander Payne



# Alexander C. Payne, CFA

4 Adams Street · Lexington, MA 02420 · [REDACTED]  
[REDACTED]

## PROFESSIONAL EXPERIENCE

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**Morgan Stanley Investment Management**, Boston, MA 2015-Present  
Managing Director

- Portfolio manager for three MBS funds: \$5+bn Short Duration Government Income (EILDY) in the Ultrashort Bond category, \$400+mm Government Opportunities (EIGOX) in the Short Government category and \$25mm Calvert Mortgage Access Fund (CMMIX) in the Intermediate Core Plus category
- Assets include agency and non-agency MBS, single family rental (SFR), mortgage servicing rights (MSR), small balance commercial (SBA), term financing facilities and various interest rate hedging instruments such as listed futures and OTC derivatives
- Developed and launched the Calvert Mortgage Access Fund, an ESG fund with a mission to expand homeownership to underserved groups via direct non-QM origination, custom agency pools and warehouse lending to CDFIs
- Oversee team of analysts responsible for daily risk, security selection and trading
- Work closely with sales force to win new business and maintain strong relationships with existing clients

**Kingsguard Advisors**, New York, NY 2012-2014  
Analyst and Trader

- Founding member of startup hedge fund with senior Goldman Sachs mortgage traders
- Built Excel macro to scrape RMBS BWIC data and screen dozens of CUSIPs daily, running bonds at price talk and average CPR/CDR/severity to quickly identify targets
- Drilled down on target bonds using Intex, Yieldbook and Locus, with heavy focus on collateral and tail risks leveraging experience trading distressed whole loans

**Goldman, Sachs & Co.**, New York, NY 2007-2012  
Mortgage Trader

- Managed \$1bn+ portfolio consisting of performing and non-performing residential whole loans, small balance commercial and HELOCs
- Oversaw team of asset managers in Dallas office responsible for loan modification programs, short sale campaigns and other loss mitigation activities
- Coordinated agency CMO issuance by tying out structure modeled in Intex with GSEs, auditors and co-sponsors, and reviewing prospectus supplements with external counsel

Operations Analyst

- Supported Exotics Desk, ensuring that all bespoke derivatives were correctly modeled in risk system and client discrepancies resolved in a timely manner

**Colliers Houston & Co.**, Teaneck, NJ 2006-2007  
Sales Associate

- Sourced, managed and closed investment sale of distribution center to private equity firm
- Performed DCF analysis for industrial-to-residential redevelopment projects for top REITs and homebuilders

## EDUCATION

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**Dartmouth College**, *B.A. in Government, Concentration in International Relations* 2002-2006

- Coursework: Statistical Methods, Microeconomics, International Law
- Activities: Varsity football team, Theta Delta Chi fraternity

## ACCREDITATIONS

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• CFA Charterholder 2010-Present  
• Series 7 and 63 2010-2014

## INTERESTS

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- Founder and CEO of Famous Friends, a 501(c)(3) charity that provides mortgage down payment gifts to teachers, nurses and other heroes in underserved communities
  - Little League baseball coach and barbecue competition aficionado



# Alexander Payne

has completed the

## State Ethics Commission Conflict of Interest Law Training

elearning course

**DECEMBER 21, 2023**

**CERTIFICATE NUMBER:  
SEC-2562551714755**