



March 31, 2016

Q: When are post consummation CDs required to be sent to the borrower?

A: There are three different reasons for a post consummation CD to be required:

- If within 30 calendar days following consummation an event in connection with the settlement of the transaction causes the CD to become inaccurate and this inaccuracy results in a change to the amount already paid by the consumer, a corrected CD must be sent to the consumer within 30 days after receiving the information. (Example: Recording fee amount changes.)
- If non-numeric clerical errors are found, then a corrected CD must be sent to the consumer no later than 60 days after consummation. (Example: Payee name was inaccurate.)
- If amounts paid by the consumer exceed the tolerance baseline, the creditor must refund the excess amount no later than 60 days after consummation – the consumer must actually receive the refund check by this deadline. The creditor must also deliver a corrected CD no later than 60 days after consummation.

Q: Can a general lender credit always increase? Is there a limit?

A: A general lender credit (credit NOT for interest rate chosen) can be increased; it just can't be decreased once disclosed to the borrower. There is not a limit per the TRID Rule, but you would run into Fair Lending issues if you're not being consistent with the credits being offered to all borrowers and documenting it appropriately. For example, Retail has a policy specifying the specific reasons when a general credit can be approved, the amount permitted, etc.

***Please contact your Correspondent National Sales Manager
or Correspondent Liaison with any questions.***



© 2016 CMG Financial, All Rights Reserved. CMG Financial is a registered trade name of CMG Mortgage, Inc., NMLS #1820 in most, but not all states. CMG Mortgage, Inc. is an equal opportunity lender, licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act No. 4150025; Loans made or arranged pursuant to a California Finance Lenders Law No. 6053674. For information about our company, please visit us at www.cmgfi.com. To verify our complete list of state licenses, please visit www.nmlsconsumeraccess.org. For more information on State licenses, please visit <http://www.cmgfi.com/corporate/licensing>.

