



October 20, 2016  
TRID FAQ #14

**Timing Requirements for all LEs and CDs:**

**Lender must deliver initial LE within 3 general business days of application date.**

1026.19(e)(1)(iii)(A): *The creditor shall deliver or place in the mail the disclosures required under paragraph (e)(1)(i) of this section not later than the third business day after the creditor receives the consumer's application, as defined in § 1026.2(a)(3).*

**Lender must deliver initial LE no later than 7 specific business days before closing/signing.**

1026.19(e)(1)(iii)(B): *Except as set forth in paragraph (e)(1)(iii)(C) of this section, the creditor shall deliver or place in the mail the disclosures required under paragraph (e)(1)(i) of this section not later than the seventh business day before consummation of the transaction.*

**Lender must deliver revised LE within 3 general business days of the COC. (Note: This includes the rate being locked, extended or re-locked.)**

1026.19(e)(4)(i): *Subject to the requirements of paragraph (e)(4)(ii) of this section, if a creditor uses a revised estimate pursuant to paragraph (e)(3)(iv) of this section for the purpose of determining good faith under paragraphs (e)(3)(i) and (ii) of this section, the creditor shall provide a revised version of the disclosures required under paragraph (e)(1)(i) of this section reflecting the revised estimate within three business days of receiving information sufficient to establish that one of the reasons for revision provided under paragraphs (e)(3)(iv)(A) through (C), (E) and (F) of this section applies.*

**Lender cannot deliver a revised LE on or after the date the initial CD is sent.**

1026.19(e)(4)(ii): *The creditor shall not provide a revised version of the disclosures required under paragraph (e)(1)(i) of this section on or after the date on which the creditor provides the disclosures required under paragraph (f)(1)(i) of this section.*

**Borrower must receive the revised LE at least 4 specific business days prior to closing/signing**

1026.19(e)(4)(ii): *The consumer must receive a revised version of the disclosures required under paragraph (e)(1)(i) of this section not later than four business days prior to consummation.*

**Borrower must receive the initial CD at least 3 specific business days prior to closing/signing**

1026.19(f)(1)(ii)(A): *Except as provided in paragraphs (f)(1)(ii)(B), (f)(2)(i), (f)(2)(iii), (f)(2)(iv), and (f)(2)(v) of this section, the creditor shall ensure that the consumer receives the disclosures required under paragraph (f)(1)(i) of this section no later than three business days before consummation.*

**After initial CD has been delivered and changes occur that do not require a new waiting period, borrower must receive the revised CD at or before closing/signing. \*Borrower has the right to request a copy of the CD during the specific business day prior to closing/signing.**

1026.19(f)(2)(i): *Except as provided in paragraph (f)(2)(ii), if the disclosures provided under paragraph (f)(1)(i) of this section become inaccurate before consummation, the creditor shall provide corrected disclosures reflecting any changed terms to the consumer so that the consumer receives the corrected disclosures at or before consummation. Notwithstanding the requirement to provide corrected disclosures at or before consummation, the creditor shall permit the consumer to inspect the disclosures provided under this paragraph, completed to set forth those items that are known to the creditor at the time of inspection, during the business day immediately preceding consummation, but the creditor may omit from inspection items related only to the seller's transaction.*

**After initial CD has been delivered and changes occur that do require a new waiting period, borrower must receive the revised CD at least 3 specific business days prior to closing/signing.**

1026.19(f)(2)(ii): *If one of the following disclosures provided under paragraph (f)(1)(i) of this section becomes inaccurate in the following manner before consummation, the creditor shall ensure that the consumer receives corrected disclosures containing all changed terms in accordance with the requirements of paragraph (f)(1)(ii)(A) of this section:*

A. *The annual percentage rate disclosed under § 1026.38(o)(4) becomes inaccurate, as defined in § 1026.22.*

B. *The loan product is changed, causing the information disclosed under § 1026.38(a)(5)(iii) to become inaccurate.*

C. *A prepayment penalty is added, causing the statement regarding a prepayment penalty required under § 1026.38(b) to become inaccurate.*

**During the 30-day period following signing/closing, if any fees have changed, lender must deliver revised CD no later than 30 calendar days after receiving the information.**1026.19(f)(2)(iii): *If during the 30-day period*

*following consummation, an event in connection with the settlement of the transaction occurs that causes the disclosures required under paragraph (f)(1)(i) of this section to become inaccurate, and such inaccuracy results in a change to an amount actually paid by the consumer from that amount disclosed under paragraph (f)(1)(i) of this section, the creditor shall deliver or place in the mail corrected disclosures not later than 30 days after receiving information sufficient to establish that such event has occurred.*

**After closing/signing, a clerical error is found, lender must deliver revised CD no later than 60 calendar days after closing/signing.**

(Example: The wrong service provider was disclosed as the payee for a fee on page 2 of the CD. This is considered a clerical error that must be corrected on a revised CD that is delivered to the borrower no later than 60 days after closing.) 1026.19(f)(2)(iv): *A creditor does not violate paragraph (f)(1)(i) of this section if the disclosures provided under paragraph (f)(1)(i) contain non-numeric clerical errors, provided the creditor delivers or places in the mail corrected disclosures no later than 60 days after consummation.*

**After closing/signing, a tolerance violation is found, lender must deliver revised CD no later than 60 calendar days after closing/signing.**

**Borrower must receive the check for the cure no later than 60 calendar days after closing/signing.**

1026.19(f)(2)(v): *If amounts paid by the consumer exceed the amounts specified under paragraph (e)(3)(i) or (ii) of this section, the creditor complies with paragraph (e)(1)(i) of this section if the creditor refunds the excess to the consumer no later than 60 days after consummation, and the creditor complies with paragraph (f)(1)(i) of this section if the creditor delivers or places in the mail corrected disclosures that reflect such refund no later than 60 days after consummation.*

**Difference between “general” and “specific” business days:**

- General business days are defined as days in which the lender’s offices are open to the public for carrying out substantially all of its business functions except Sundays and legal public holidays. The general business day definition is used to determine the period to issue an initial or revised LE.
- Specific business days are defined as all days except Sundays and legal public holidays. The specific business day definition is used to determine the waiting periods applicable to the LE and CD, the deadline for a borrower to receive a revised LE, and the mailbox rule applicable to when the LE or CD is delivered by any method other than in person delivery. (The specific business day definition is also used for calculating the three business day period for the right to rescind.)

**Legal public holidays:**

New Year's Day, the Birthday of Martin Luther King, Jr., Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day, and Christmas Day.

Note: Four of the legal holidays are identified by a specific date: New Year's Day, January 1; Independence Day, July 4; Veterans Day, November 11; and Christmas Day, December 25. When one of these holidays (July 4, for example) falls on a Saturday, federal offices and other entities might observe the holiday on the preceding Friday (July 3). In cases where the specific definition of business day applies, the observed holiday (in the example, July 3) is a business day.

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