

TILA / RESPA INTEGRATED DISCLOSURES

NEWSLETTER VOL. 1

“The only thing that is constant is change.”
Greek Philosopher, Heraclitus

Introduction

This is the first in a series of planned communications and educational forums on how the TILA/RESPA Integrated disclosures (TRID) Rule will impact your relationship with CMG. We will offer insights into the changes, suggestions for best practices and advance notice regarding CMG’s requirements.

As with earlier changes, CMG Financial is poised to assist its clients with timely information, informed guidance and clear communication of the impact of these changes. As you work with your vendors, management and staff to prepare for these changes, CMG is committed to assisting every step of the way.

Overview and Effective Date

The TILA/RESPA Integrated disclosures are designed to streamline the sometimes confusing and duplicative forms of the Good Faith Estimate (GFE), Truth-in-Lending Disclosure (TIL), and the HUD-1 Settlement Statement (HUD).

The change goes into effect with applications taken on or after August 1, 2015.

- No early compliance permitted
- No late compliance permitted
- Application dates prior to August 1, 2015 must close using the current documents (GFE, TIL and HUD)

The new integrated forms do not apply to the following loan types:

- Home Equity Lines of Credit (HELOCs)
- Reverse Mortgages
- Mortgages secured by a Mobile Home or dwelling not attached to real property

TRID Highlights

In this first newsletter, we want to draw out the larger or more noticeable changes happening with TRID.

- The Initial TIL and Good Faith Estimate have been combined into a [Loan Estimate Form](#).
- The Final TIL and HUD-1 Settlement Statement have been combined into a [Closing Disclosure](#).

Items Not Changing

Some items will remain the same as you know them today. For instance, an application will be the same with the exception of the seventh category of “other”. Therefore, you will still be considered to have an application if you have the following six pieces of information: borrower name, borrower social security number, borrower income (stated not verified), property value (stated not appraised), loan amount sought, and property address.

We will continue to update you on items which are remaining the same.

Actions to Take

- Become familiar with the upcoming changes
- Form an internal Task Force to address vendor readiness, determine operational impact and develop staff training.

External Resources

- CFPB’s [“TILA-RESPA Integrated Disclosure Rule: Small Entity Compliance Guide”](#)
- [CFPB’s website](#)

Questions?

We will create an FAQ and incorporate key questions and topics in future TRID Newsletters. Please, contact us with questions you would like to have addressed in future newsletters by e-mailing us at TRID@cmgfi.com.

**Contact your Correspondent Regional Manager
or your Correspondent Liaison with any questions**

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