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.

This document includes FAQs regarding TRID Rule and is not meant to be legal advice. Please seek counsel as you implement TRID.
Please contact your Correspondent National Sales Manager or Correspondent Liaison with any questions.