



Mortgage Loan Originator Required Training Series: Session Three (Webinar)

Session 1 was held August 13 and Session 2 was held September 11

October 2, 2018 ☐ 3:30pm - 5:00pm

Banks have been complying with the Mortgage Loan Originator rules since 2014 and examiners are looking for compliance with the **annual** training requirements. **How will you prove that the training has been provided and that it was effective?** This compliance training series outlines the required steps in EACH portion of the mortgage “life cycle”.

Session Three in this series will focus on the end of the mortgage life cycle and the requirements when the loan application has been **approved not accepted, denied, or withdrawn**. How do you **close an approved** mortgage loan request? What documents are required? What appraisal copy rules must be followed prior to closing? What procedures must be followed for Regulation B, Z, RESPA, HMDA, and Flood? Plus, learn about additional “post-closing” requirements to provide final CLOSING DISCLOSURES and accurate HMDA reporting.

Covered Topics:

- The INTEGRATED DISCLOSURES became effective for covered applications on October 3, 2015. Banks have been required to comply with these rules for two years but few banks have been through compliance exams for testing the accuracy of TRID documents and control procedures. Are you in compliance? What are the “pain points” in providing accurate **closing disclosures**?
- Changes to the “*black hole*” were amended by the CFPB on April 28, 2018. The final changes address the problem that can happen when estimated charges change after the final closing disclosure has been delivered. This change removes the four-day business limit for resetting tolerances.
- What rescission rules must be followed? When do they apply?
- What RESPA rules still apply?
- What are the appropriate notifications for denied loans? How should approved, not accepted and withdrawn loan applications be documented?
- HMDA reporting review and REVIEW of selected portions of the rules in 2018. NOTE: *New rules are expected to be issued by the CFPB as a result of the May passage of Senate Bill 2155 for regulatory relief.*
- Flood Determination Process and calculation examples.
- **Loan checklist for loans subject to TRID.**
- **BONUS – Participants will receive a 10-question quiz and an answer key. Passing the quiz will provide documentation of the effectiveness of the training effort.**

Who Should Attend?

Mortgage loan originators, loan officers, loan assistants, loan operations staff, compliance officers, auditors, and trainers.

Webinar Speaker:



Susan Costonis is a compliance consultant and trainer. She specializes in compliance management along with deposit and lending regulatory training and began her career in 1978. Susan has successfully managed compliance programs and exams for institutions that ranged from a community bank to large multi-state bank holding companies. She has been a compliance officer for institutions supervised by the OCC, FDIC, and Federal Reserve. Susan has been a Certified Regulatory Compliance Manager since 1998, completed the ABA Graduate Compliance School, and graduated from the University of Akron and the Graduate Banking School of the University of Colorado. She regularly presents to financial institution audiences in several states and “translates” complex regulations into simple concepts by using humor and real life examples.

Webinar Registration:

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 Bank _____
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 Branch Street Address _____
 City, State, Zip _____
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Registration Fees for LBA Members

- Live Webinar Connection \$165 per connection
- Webinar Recording \$165 per recording

Registration Fees for Non-Members

- Live Webinar Connection \$265 per connection
- Webinar Recording \$265 per recording

This training will be covered under SBET (Small Business Employee Training Program). Please provide an email address on the line below to receive the necessary documentation for reimbursement:

*Please Note: Recordings are not eligible for SBET funding

Agenda

3:30 p.m. Webinar Begins
5:00 p.m. Webinar Adjourns

Webinar access codes will be sent to registrants with confirmation emails one week prior to session.