



# Mortgage Loan Originator Required Training Series: Session One (Webinar)

Session 2 December 3.

October 23, 2019 ☐ 10:00am - 11:30am

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 One** focuses on the Reg B requirements for the loan at **the time of application**, requesting demographic information, and providing appraisal/valuation notices. Fair lending concerns will be reviewed. Timing requirements for initial disclosures are included.
- **Session Two on December 3** will include highlights of private flood insurance compliance, underwriting, pre-closing, post-closing and enforcement actions.

### WHAT YOU WILL LEARN:

- Reg. B requirements for the life of the loan; how to take and process an application. This will include the proper collection of monitoring information.
- What is a “completed” application? What is a pre-approval request? What is a pre-qualification?
- Model application forms – which application form should be used for various types of loans?
- Overview of the proper collection of demographic information.
- What’s the difference between an inquiry, pre-qualification, and application? What regulations are triggered for each scenario?
- Appraisal and “other valuation” requirements of Reg B, including E-Sign options.
- Fair lending – what questions can be asked and can NOT be asked?
- TRID basics, common errors and tips for compliance including checklists.
- Monitoring information for HMDA at time of application; learn about the requirements to allow applicants to “self-identify disaggregated” ethnicity and race data.
- Required disclosures for appraisal notices.
- Providing appraisal copies, timing requirements and exceptions for waivers.
- S.A.F.E. Act requirements.
- Initial flood determination and notice requirements, discussion of the four “trip wire” events; review of exemption for “detached structures” on residential property.
- **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.**

**\*In past years this series included three sessions because many components of the regulations had substantive changes.**

### 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:

Mr./Mrs./Ms. \_\_\_\_\_  
 Bank \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Branch Street Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax \_\_\_\_\_

### Payment Options:

Check (Made payable to Louisiana Bankers Association)  
 Visa     MasterCard     American Express  
 Card Number: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_ Amount to be charged: \_\_\_\_\_  
 Name on Card: \_\_\_\_\_  
 Billing Address: \_\_\_\_\_  
 Signature: \_\_\_\_\_

### Please check:

#### 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:

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**\*Please Note: Recordings are not eligible for SBET funding**

### Agenda

10:00 a.m. Webinar Begins  
 11:30 a.m. Webinar Adjourns

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