



Mortgage Loan Originator Required Training Series: Session Two (Webinar)
Session 1, October 23

December 3, 2019 ☐ 10:00am - 11:30am

Session TWO in the series focuses on the “mortgage life cycle” and the requirements when the loan application has been **completed**. How do you underwrite and **approve** a mortgage loan request? What are the pre and post-closing events? What **new issues must be addressed concerning private flood insurance policies**?

WHAT YOU WILL LEARN:

- What disclosures are required within 3 business days after *receiving* a completed application?
 - RESPA Homeownership Counseling List
 - Home Loan Toolkit – Closed End
 - Loan Estimate
 - HPML & ECOA Appraisal Notice as Required
- Review the “Ability to Repay” documentation requirements, and characteristics of various qualified mortgage loan options. Ability to Repay WORKSHEET.
- Review Reg. B requirements for appraisal copies.
- Flood Rules, notices, escrow requirements & exemptions, “detached structure” rules on residential property, calculation examples and common problems.
- **NEW – Private Flood Insurance Policy requirements.**
- FCRA issues – risk-based pricing notice to Home Loan Applicant.
- Review HMDA data collection issues for loan applications in 2019, including the “regulatory relief” changes from 2018.
- REVIEW – Covered applications subject to the TRID provisions. This session will include an overview of documenting the “intent to proceed”, when fees can be charged and verifications can be conducted, other common TRID processing issues including closing disclosure requirements, the “black hole” changes, and post-closing requirements.
- 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 How should approved, not accepted and withdrawn loan applications be documented?
- Enforcement actions.
- **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:

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 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

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.