



Mortgage Loan Originator Training Series

Session 3 (Webinar)

October 24, 2017 ▪ 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 Three in this quarterly 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of the mortgage life cycle and the requirements when the loan application has been **approved not accepted, denied, or withdrawn**.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 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 had thorough 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** and recent guidance issued on July 2, 2017?
- 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 How should approved, not accepted and withdrawn loan applications be documented?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 PREVIEW of selected portions of the rules in 2018.
- 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.**

The recordings for the other sessions in this series (session 1– June 1 and session 2– September 18) can be purchased under the products page of www.lba.org.

Who Will Benefit

This webinar is designed for mortgage loan originators, loan officers, loan assistants, loan operations staff, compliance officers, auditors and trainers.

Workshop Instructor



Susan Costonis is a compliance consultant and trainer. She specializes in compliance management along with deposit and lending regulatory training. 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.