

Term

CFPB	The CFPB stands for Consumer Financial Protection BureauAn entity created out of the Dodd-Frank Act Created to protect consumers by giving full disclosure and oversees all lending sources.
Is the CFPB going after people?	You Bet! They can face civil penalties for violating consumer financial protection laws.
Loan Estimate	3- page document the consumer gets within 3 days of getting a mortgage loan.
More settlement service providers	Rendering of credit reports or appraisalsPest or fungus inspections or property surveysHome inspection companiesOrigination of a federally regulated mortgageServices rendered by a real estate broker or agent.
RESPA	A consumer protection statute, passed in 1974The purpose of RESPA are:To help consumers become better shoppers for settlement services andTo eliminate KICKBACKS and referral fees that unnecessarily increase the COSTS of certain settlement services.
RESPA: Section 10	Section 10 prohibits the lender from requiring excessive escrow account deposits for items such as hazard insurance and property taxes. Audited yearly
RESPA: Section 8	RESPA also prohibits certain practices that increase the cost of settlement services.Section 8 of RESPA prohibits a person from giving or accepting any thing of value for referrals or settlement service business related to a ferally related mortgage loan.It also prohibits a person from giving or accepting any part of a charge for services that are not performed.
RESPA: Section 9	Section 9 of RESPA prohibits home sellers from requiring home buyers to purchase title insurance from a specific company.Buyer may sue the seller for such violation. The violator is liable for up to 3 times the amount paid for the title insurance.
Right of Rescission	when a borrower is getting a loan under Reg Z (truth in lending) the borrower has a 3-day period that they can fully cancel the loan. Does not apply to purchase money mortgages. Home buyers do not have the right of rescission.
Settlement Serives	are any service inclding any services provided in the connecion with any real estate settlement.
Settlement Service Providers including, but not limited to:	Title Searches and title examinationsThe provisions of title certificates or title insurance.Services rendered by an attorneyPreparation of documents
Trigger Terms Kickoff the Need For:	<ul style="list-style-type: none"> • Cash price • Required down payment • APR • Amount of all payments and due dates.
Trigger TermsTruth in lendingIn advertising a lender cannot say	<ul style="list-style-type: none"> • Specific Interest rate • Down payment amounts • Monthly payment amount • Dollar amount of the finance charged • Term of loan
What does "APR" stand for?	Annual Percentage Rate
What does RESP stand for?	Real Estate Settlement and Procedures Act
What does TILA stand for?	Truth in Lending Act

What does TRID stand for?	"TILA/RESPA Integrated Disclosure Truth in lending Respa Integrated Disclosure"
What IS Allowed	A loan officer may provide modest food at an open house if they are present during the open house and prominently display advertising that the food is sponsored by the mortgage company. A real estate agent and a mortgage broker may jointly advertise AS LONG AS each of them pays exactly the portion of their percentage of the marketing.
What is NOT allowed	Service providers cannot regularly take real estate agents to dinner. Service providers cannot gift you for anything you use for your company. Service providers cannot gift you with a meal and not attend it with you. Service providers cannot gift you with tickets or fees for events and not attend it with you. Disclosure – know the exact true terms about the loan they are getting
When does RESPA apply?	RESPA covers loans secured with a federally related mortgage placed on a one-to-four residential property, cooperative, or condominium. This includes equity lines of credit when used as a part of a purchase. Occupant type = ANY Federally – related mortgage loans = banks, credit unions, savings associations, or other lenders whose deposits are insured by a federal agency. HUD and the CFPB (Consumer Financial Protection Bureau) are responsible for enforcing RESPA
When does RESPA NOT apply?	Loans on large properties more than 25 acres. Loans for business or agricultural purposes. Construction loans or other temporary financing. Vacant Land Seller-Financed transactions. Assumable loans- such as FHA, EA loans and cash