

Loan Estimate

DATE ISSUED 2/15/2013
APPLICANTS Michael Jones and Mary Stone
 123 Anywhere Street
 Anytown, ST 12345
PROPERTY 456 Somewhere Avenue
 Anytown, ST 12345
SALE PRICE \$180,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA _____
LOAN ID # 123456789
RATE LOCK NO YES, until 4/16/2013 at 5:00 p.m. EDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/4/2013 at 5:00 p.m. EDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
Prepayment Penalty	Does the loan have these features? YES • As high as \$3,240 if you pay off the loan during the first 2 years	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206	+ 206
Estimated Total Monthly Payment	\$1,050	\$968
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$206 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>
		In escrow? YES YES

Costs at Closing	
Estimated Closing Costs	\$8,054 Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$16,054 Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs		Other Costs	
A. Origination Charges		E. Taxes and Other Government Fees	
.25 % of Loan Amount (Points)	\$1,802	Recording Fees and Other Taxes	\$85
Application Fee	\$405	Transfer Taxes	\$85
Underwriting Fee	\$1,097	F. Prepays	
B. Services You Cannot Shop For		Homeowner's Insurance Premium (6 months)	
Appraisal Fee	\$672	Mortgage Insurance Premium (months)	\$605
Credit Report Fee	\$405	Prepaid Interest (\$17.44 per day for 15 days @ 3.875%)	\$262
Flood Determination Fee	\$30	Property Taxes (months)	
Flood Monitoring Fee	\$20	G. Initial Escrow Payment at Closing	
Tax Monitoring Fee	\$32	Homeowner's Insurance \$100.83 per month for 2 mo.	\$413
Tax Status Research Fee	\$75	Mortgage Insurance per month for mo.	\$202
	\$110	Property Taxes \$105.30 per month for 2 mo.	\$211
C. Services You Can Shop For		H. Other	
Pest Inspection Fee	\$3,198	Title – Owner's Title Policy (optional)	\$1,017
Survey Fee	\$135		\$1,017
Title – Insurance Binder	\$65	I. TOTAL OTHER COSTS (E + F + G + H)	
Title – Lender's Title Policy	\$700	\$2,382	
Title – Settlement Agent Fee	\$535	J. TOTAL CLOSING COSTS	
Title – Title Search	\$502	\$8,054	
	\$1,261	D + I	
D. TOTAL LOAN COSTS (A + B + C)		Lender Credits	
	\$5,672		
Calculating Cash to Close			
		Total Closing Costs (J)	\$8,054
		Closing Costs Financed (Paid from your Loan Amount)	\$0
		Down Payment/Funds from Borrower	\$18,000
		Deposit	– \$10,000
		Funds for Borrower	\$0
		Seller Credits	\$0
		Adjustments and Other Credits	\$0
		Estimated Cash to Close	\$16,054

Additional Information About This Loan

LENDER Ficus Bank
 NMLS/ __ LICENSE ID
 LOAN OFFICER Joe Smith
 NMLS/ __ LICENSE ID 12345
 EMAIL joesmith@ficusbank.com
 PHONE 123-456-7890

MORTGAGE BROKER
 NMLS/ __ LICENSE ID
 LOAN OFFICER
 NMLS/ __ LICENSE ID
 EMAIL
 PHONE

Comparisons		Use these measures to compare this loan with other loans.
In 5 Years	\$56,582	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$15,773	Principal you will have paid off.
Annual Percentage Rate (APR)	4.274%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	69.45%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

- Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
- Assumption** If you sell or transfer this property to another person, we
 will allow, under certain conditions, this person to assume this loan on the original terms.
 will not allow assumption of this loan on the original terms.
- Homeowner's Insurance** This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
- Late Payment** If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.
- Refinance** Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
- Servicing** We intend
 to service your loan. If so, you will make your payments to us.
 to transfer servicing of your loan.

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature

Date

Co-Applicant Signature

Date

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 4/15/2013
Closing Date 4/15/2013
Disbursement Date 4/15/2013
Settlement Agent Epsilon Title Co.
File # 12-3456
Property 456 Somewhere Ave
 Anytown, ST 12345
Sale Price \$180,000

Transaction Information

Borrower Michael Jones and Mary Stone
 123 Anywhere Street
 Anytown, ST 12345
Seller Steve Cole and Amy Doe
 321 Somewhere Drive
 Anytown, ST 12345
Lender Ficus Bank

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID # 123456789
MIC # 000654321

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
Prepayment Penalty	Does the loan have these features? YES • As high as \$3,240 if you pay off the loan during the first 2 years	
Balloon Payment	NO	

Projected Payments

Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82.35	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206.13	+ 206.13
Estimated Total Monthly Payment	\$1,050.26	\$967.91
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$356.13 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues In escrow? YES YES NO <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>

Costs at Closing

Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$14,147.26	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$1,802.00				
01 0.25 % of Loan Amount (Points)	\$405.00				
02 Application Fee	\$300.00				
03 Underwriting Fee	\$1,097.00				
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$236.55				
01 Appraisal Fee to John Smith Appraisers Inc.					\$405.00
02 Credit Report Fee to Information Inc.		\$29.80			
03 Flood Determination Fee to Info Co.	\$20.00				
04 Flood Monitoring Fee to Info Co.	\$31.75				
05 Tax Monitoring Fee to Info Co.	\$75.00				
06 Tax Status Research Fee to Info Co.	\$80.00				
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$2,655.50				
01 Pest Inspection Fee to Pests Co.	\$120.50				
02 Survey Fee to Surveys Co.	\$85.00				
03 Title - Insurance Binder to Epsilon Title Co.	\$650.00				
04 Title - Lender's Title Insurance to Epsilon Title Co.	\$500.00				
05 Title - Settlement Agent Fee to Epsilon Title Co.	\$500.00				
06 Title - Title Search to Epsilon Title Co.	\$800.00				
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$4,694.05				
Loan Costs Subtotals (A + B + C)	\$4,664.25	\$29.80			
Other Costs					
E. Taxes and Other Government Fees	\$85.00				
01 Recording Fees Deed: \$40.00 Mortgage: \$45.00	\$85.00				
02 Transfer Tax to Any State			\$950.00		
F. Prepaids	\$2,120.80				
01 Homeowner's Insurance Premium (12 mo.) to Insurance Co.	\$1,209.96				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)	\$279.04				
04 Property Taxes (6 mo.) to Any County USA	\$631.80				
05					
G. Initial Escrow Payment at Closing	\$412.25				
01 Homeowner's Insurance \$100.83 per month for 2 mo.	\$201.66				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$105.30 per month for 2 mo.	\$210.60				
04					
05					
06					
07					
08 Aggregate Adjustment	- 0.01				
H. Other	\$2,400.00				
01 HOA Capital Contribution to HOA Acre Inc.	\$500.00				
02 HOA Processing Fee to HOA Acre Inc.	\$150.00				
03 Home Inspection Fee to Engineers Inc.	\$750.00				\$750.00
04 Home Warranty Fee to XYZ Warranty Inc.			\$450.00		
05 Real Estate Commission to Alpha Real Estate Broker			\$5,700.00		
06 Real Estate Commission to Omega Real Estate Broker			\$5,700.00		
07 Title - Owner's Title Insurance (optional) to Epsilon Title Co.	\$1,000.00				
08					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$5,018.05				
Other Costs Subtotals (E + F + G + H)	\$5,018.05				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$9,712.10				
Closing Costs Subtotals (D + I)	\$9,682.30	\$29.80	\$12,800.00	\$750.00	\$405.00
Lender Credits					

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$8,054.00	\$9,712.10	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$29.80	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO
Deposit	-\$10,000.00	-\$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$2,500.00	YES • See Seller Credits in Section L
Adjustments and Other Credits	\$0	-\$1,035.04	YES • See details in Sections K and L
Cash to Close	\$16,054.00	\$14,147.26	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION				SELLER'S TRANSACTION			
K. Due from Borrower at Closing \$189,762.30				M. Due to Seller at Closing \$180,080.00			
01	Sale Price of Property		\$180,000.00	01	Sale Price of Property		\$180,000.00
02	Sale Price of Any Personal Property Included in Sale			02	Sale Price of Any Personal Property Included in Sale		
03	Closing Costs Paid at Closing (J)		\$9,682.30	03			
04				04			
Adjustments				Adjustments for Items Paid by Seller in Advance			
05				05			
06				06			
07				07			
Adjustments for Items Paid by Seller in Advance				Adjustments for Items Paid by Seller in Advance			
08	City/Town Taxes	to		08	City/Town Taxes	to	
09	County Taxes	to		09	County Taxes	to	
10	Assessments	to		10	Assessments	to	
11	HOA Dues	4/15/13 to 4/30/13	\$80.00	11	HOA Dues	4/15/13 to 4/30/13	\$80.00
12				12			
13				13			
14				14			
15				15			
16				16			
L. Paid Already by or on Behalf of Borrower at Closing \$175,615.04				N. Due from Seller at Closing \$115,665.04			
01	Deposit		\$10,000.00	01	Excess Deposit		
02	Loan Amount		\$162,000.00	02	Closing Costs Paid at Closing (J)		\$12,800.00
03	Existing Loan(s) Assumed or Taken Subject to			03	Existing Loan(s) Assumed or Taken Subject to		
04				04	Payoff of First Mortgage Loan		\$100,000.00
05	Seller Credit		\$2,500.00	05	Payoff of Second Mortgage Loan		
Other Credits				Other Credits			
06	Rebate from Epsilon Title Co.		\$750.00	06			
07				07			
Adjustments				Adjustments for Items Unpaid by Seller			
08				08			
09				09			
10				10			
11				11			
Adjustments for Items Unpaid by Seller				Adjustments for Items Unpaid by Seller			
12	City/Town Taxes	1/1/13 to 4/14/13	\$365.04	12	City/Town Taxes	1/1/13 to 4/14/13	\$365.04
13	County Taxes	to		13	County Taxes	to	
14	Assessments	to		14	Assessments	to	
15				15			
16				16			
17				17			
CALCULATION				CALCULATION			
Total Due from Borrower at Closing (K) \$189,762.30				Total Due to Seller at Closing (M) \$180,080.00			
Total Paid Already by or on Behalf of Borrower at Closing (L) -\$175,615.04				Total Due from Seller at Closing (N) -\$115,665.04			
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower \$14,147.26				Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller \$64,414.96			

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- will allow, under certain conditions, this person to assume this loan on the original terms.
- will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in
456 Somewhere Ave., Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow

Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: <i>Homeowner's Insurance</i> <i>Property Taxes</i>
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: <i>Homeowner's Association Dues</i> You may have other property costs.
Initial Escrow Payment	\$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

- will not have an escrow account because you declined it your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$285,803.36
Finance Charge. The dollar amount the loan will cost you.	\$118,830.27
Amount Financed. The loan amount available after paying your upfront finance charge.	\$162,000.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	69.46%

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures**Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epsilon Title Co.
Address	4321 Random Blvd. Somecity, ST 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce Pl. Somecity, ST 12344
NMLS ID					
ST License ID			Z765416	Z61456	Z61616
Contact	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
Contact NMLS ID	12345				
Contact ST License ID			P16415	P51461	PT1234
Email	joesmith@ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@epsilonitle.com
Phone	123-456-7890		123-555-1717	321-555-7171	987-555-4321

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

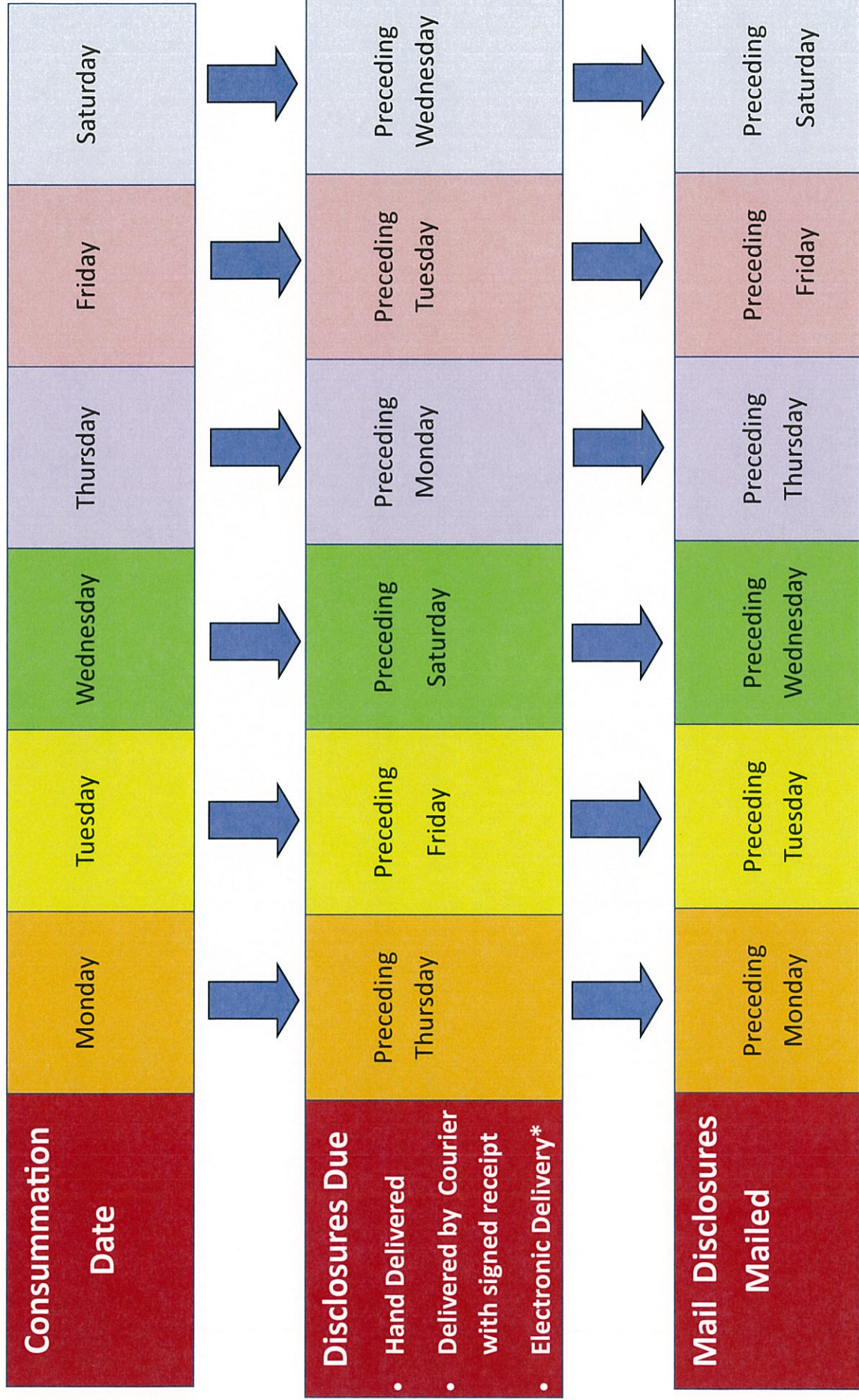
Applicant Signature

Date

Co-Applicant Signature

Date

How to Count the Three Days for Closing Disclosure Form



Note: If a Federal Holiday falls in the three day period add a day for Disclosure

The three day period is measured by days, not hours. Thus, Disclosures must be delivered three days before closing and not 72 hours prior to closing.

* Disclosures may also be delivered electronically on the Disclosure due date in compliance with E-Sign requirements.

SUMMARY OF FINAL RULE

1	Scope	<ul style="list-style-type: none"> a) Applications on or after 8/1/2015 fall under new rules b) Closed-end loans only - No home equity lines c) No reverse mortgages d) No mobile home loans
2	Loan Estimate	<ul style="list-style-type: none"> a) Replaces Good Faith Est. / Early Truth-in-Lending b) Mortgage Broker may provide / Lender is still responsible c) Delivery must be within 3 Business Days of 'application' d) Limitation on up-front fees with exception for credit reports e) Disclaimer on early estimates used before Loan Estimate
3	Closing Disclosure	<ul style="list-style-type: none"> a) Replaces HUD-1 and Final Truth-in-Lending b) Consumer must receive at least 3 business days before consummation c) APR changes over 1/8% require re-disclosure/ 3 Bus. Day wait d) Escrow may prepare and/or deliver*
4	Limits on Increases	<ul style="list-style-type: none"> a) Items that generally cannot increase: <ul style="list-style-type: none"> a) Creditor's or broker's charges for its own services b) Charges for services provided by an affiliate c) Charges where consumer is not permitted to shop b) Other services can generally increase by 10% or less
4a	Exceptions	<ul style="list-style-type: none"> a) Consumer requests the change b) Consumer chooses their own service provider c) Information at application is/becomes inaccurate d) Loan Estimate expires

Understanding the CFPB Rules on Integrated Disclosures

History:

1968 - Federal Reserve promulgated Regulation Z which created Truth-in-Lending Act (TILA) which required Lenders to disclose terms and conditions of lender financing.

1974 – HUD implemented RESPA (Regulation X). Created the Good Faith Estimate and standardized disclosures of closing costs.

2007 – The market peaks - Arizona has one of highest appreciation rates from 1998 – 2006 --- (over 80%) - also one of highest foreclosure rates and depreciation rates

2008 – Financial markets dubbed “officially” collapsed

2009 – Dodd-Frank Consumer Protection and Wall Street Reform Act introduced to Congress by Barney Frank (House) and Chris Dodd (Senate).

2010 – Dodd-Frank Bill passes creating a new agency **focused directly on consumers, rather than bank safety and soundness or on monetary policy.**

2011 – Consumer Financial Protection Bureau (CFPB) was formed with Richard Cordray as director. July, 2011 Dodd-Frank transferred rulemaking authority for a number of consumer financial protection laws from seven (7) Federal agencies to the Consumer Financial Protection Bureau (CFPB). CFPB now has Supervisory authority over all Banks and Non-Banks (mortgage bankers). Also has rulemaking and enforcement authority over RESPA (Regulation X) and TILA (Regulation Z).

2011 – 2014 – CFPB grows to over 1,443 employees (still hiring) and annual expenses of \$534,000 in FY 2014. CFPB does not get funds through Congress but rather from transfers directly from the Federal Reserve. Annual budget is set by the Dodd-Frank Act to be a certain percent (%) of the Gross National Product.

2013 – November 20th CFPB issues final ruling on simplified and improved mortgage disclosures (1,888 pages). Qualified Mortgages (QM) and Ability-to-Repay (ATR) rules are to become effective January, 2014. Final ruling also addressed the creation of 2 new forms to replace TILA, Good Faith Estimate and HUD-1. The Loan Estimate Form and the Closing Disclosure Form are known as the “Know Before You Owe” mortgage forms.

2014 – January 10 - QM mortgages and ATR become effective for all lenders – including Seller financing. AAR creates all new Seller Financing Forms. “Know Before You Owe” mortgage forms implementation delayed until August 1, 2015.

What is the CFPB and does it affect me?

The Consumer Financial Protection Bureau is more commonly known as the CFPB. This "super-regulator" was created in Section 10 of the DFA called the "Consumer Financial Protection Act of 2010."

In the CFPB's own words to describe their function they state, "In June 2009, the administration proposed to address failures of consumer protection by establishing a new agency focused directly on consumers, rather than on bank safety and soundness or on monetary policy. This new agency would consolidate in one place responsibilities that had been scattered across government. The agency would also have responsibility for supervision and enforcement of the laws over providers of consumer financial products and services that had in the past escaped regular Federal oversight." - see www.consumerfinance.gov

All regulatory authority over consumer protection for the following agencies now falls under the CFPB; the Federal Reserve Board of Governors, the Federal Deposit Insurance Corporation (FDIC), Federal Trade Commission (FTC), the National Credit Union Administration (NCUA), the Office of the Comptroller of the Currency (OCC), Office of Thrift Supervision (OTS), and the Department of Housing and Urban Development (HUD).

As industry participants, anyone covered under regulations of these agencies would now be covered under the CFPB. Below is the list of covered regulations.

Regulation B: *Equal Credit Opportunity (ECOA)*
Regulation C: *Home Mortgage Disclosure (HMDA)*
Regulation D: *Alternative Mortgage Parity Act*
Regulation E: *Electronic Fund Transfers*
Regulation F: *Fair Debt Collection Practices Act*
Regulation G: *S.A.F.E. Mortgage Licensing Act - Federal Registration of Residential Mortgage Loan Originators*
Regulation H: *S.A.F.E. Mortgage Licensing Act - State Compliance and Bureau Registration System*
Regulation I: *Disclosure Requirements for Depository Institutions Lacking Federal Deposit Insurance*
Regulation J: *Land Registration*
Regulation K: *Purchasers' Revocation Rights, Sales Practices and Standards*
Regulation L: *Special Rules of Practice*
Regulation M: *Consumer Leasing*
Regulation N: *Mortgage Acts and Practices-Advertising (MAP)*
Regulation O: *Mortgage Assistance Relief Services (MARS)*
Regulation P: *Privacy of Consumer Financial Information*
Regulation V: *Fair Credit Reporting*
Regulation X: *Real Estate Settlement Procedures Act (RESPA)*
Regulation Z: *Truth in Lending (TILA)*
Regulation DD: *Truth in Savings*

The bureau is an independent unit located inside and funded by the United States Federal Reserve, with interim affiliation with the U.S. Treasury Department. The Director of the Bureau is appointed by the President for a term of 5 years and must be confirmed by the Senate. The current Director is the Honorable Richard Cordray, former Ohio Attorney General.