

# 2017 TRID Compliance: Issues and Solutions

NEW YORK BANKERS ASSOCIATION MEMBERS RECEIVE SPECIAL DISCOUNT PRICING - SEE PAGE 2 FOR DETAILS



Mortgage disclosure regulation has over 43 years of history. As mandated by the Dodd-Frank Act, completely new mortgage disclosure rules and forms were implemented for this new regulatory landscape.

On August 15, 2016, the Consumer Financial Protections Bureau (CFPB) published proposed clarifications with respect to the TRID disclosures. These clarifications identify the issues that have been brought to the CFPB's attention along with their proposed solutions as well as a general request to overhaul a section that has proven to be particularly troublesome - the Calculating Cash to Close Table. As such, this proposed rule (and also when published as final) is acting as an "informal" commentary on current issues that we are all facing. Thus, it is extremely helpful in situations when we are responding to auditors and regulators who are questioning certain areas in which there may not be an appropriate answer until these issues have been settled.

Professional Bank Services was founded over 35 years ago to assist the financial institution industry with understanding compliance regulations. PBS has developed into the "go-to" provider of training on these regulations, and we are confident our expertise can guide you along this difficult compliance task.

The comprehensive seminar manual serves as a detailed analysis of the final rule and serves as a valuable reference tool.

In addition to requiring new disclosure forms designed to be easier for consumers to understand and use when contemplating a mortgage loan, the new rules give consumers more protections and, as a result, place more responsibility on lenders. This seminar has been designed to help as you comply with the new Integrated Mortgage Disclosures.

## Who Should Attend

This program is suitable for all personnel involved in consumer mortgage lending, including loan officers, loan processors, mortgage brokers, closing staff and closing/settlement agents. Compliance officers and auditors responsible for ensuring the financial institution is fulfilling its regulatory responsibilities will find the program content a valuable job aide. Those who work as or with closing/settlement agents will benefit from the most comprehensive training available on the duties and limitations imposed by the TRID rules, and completion of the new mortgage disclosures.

**Program Level:** Intermediate

## WHAT IS COVERED

- Overview of the TRID Rules
- Revised Definitions and Exemptions
- Rules and Requirements for Providing the Loan Estimate
- Consumer's Ability to Waive Waiting Periods Before Consummation
- Rules for Shopping for Settlement Service Providers
- Prohibitions and Limitations on Creditors' Predisclosure Activities
- Determining Estimates of Closing Costs Good Faith Requirement
- Revised and Corrected Disclosures
- Changes Requiring New Waiting Period Before Consummation
- Resolving Clerical Errors and Refunds Related to the Good Faith Analysis
- Post Consummation Escrow Cancellation Disclosure
- New Record Retention Requirements
- Detailed Analysis of the Loan Estimate and Closing Disclosure

## The Manual

Attendees receive a detailed seminar manual with narrative explanations of regulatory requirements. The manual is an excellent resource for future reference.

## What Attendee's Are Saying

*"Professional Bank Services always provides top notch seminars. In seeking permission to attend, its never an issue if its your company"*

**Online Survey Respondent**  
**February 2, 2016**  
**Colorado Springs, CO**



## Seminar Agenda

All times are local at seminar site.

<b>Registration</b>	8:30 am
<b>Program</b>	9:00 am - 4:00 pm
<b>Lunch (included)</b>	12:00 noon - 1:00 pm
<b>Instructional Method</b>	Group-Live



## Seminar Speakers

**Kathleen Mayes** is a Vice President at PBS. Prior to joining the firm in 2000, Ms. Mayes served as a compliance examiner for the Federal Deposit Insurance Corporation in the San Francisco Region. Ms. Mayes has nearly fifteen years experience with the FDIC and Federal Home Loan Bank/Office of Thrift Supervision. In addition to her compliance experience, Ms. Mayes served as a senior supervisory analyst with the FHLB/OTS, supervising multi-billion dollar savings and loan associations and holding companies and recommending action regarding institutions exhibiting adverse financial operating trends, violations of law and regulations, and other problems. Ms. Mayes is a Certified Regulatory Compliance Manager.

**David Luken** is a Vice President at PBS. Prior to joining the firm in 1992, Mr. Luken was Senior Vice President and General Counsel for a billion dollar metropolitan bank holding company. While at PBS he has served on the faculty of the FDIC's Advanced Consumer Protection School, Bank Operations and Compliance School and the OTS Compliance School. He has also served on the faculties of banking schools conducted by the New York, Pennsylvania, Texas, North Carolina, Iowa, Kansas, Nebraska and Arkansas Bankers Associations. Mr. Luken conducts over 100 seminars a year in the areas of lending and deposit compliance, Bank Secrecy Act, Internet banking, information security and privacy law.



## Dates & Locations

**June 13, 2017**  
 Holiday Inn Clark  
 36 Valley Rd  
 Clark, NJ 07066  
 732-574-0100

### SEMINAR FEE INCLUDES:

- ✓ Lunch
- ✓ Coffee Breaks
- ✓ All Course Materials

Breakfast and parking are on your own.

## Additional Information

**Suggested Dress** Meeting room temperatures are often difficult to control. Please dress for comfort. Business casual dress is appropriate for all PBS seminars.

**Field Of Study** Specialized Knowledge and Applications.

**Prerequisites/Advanced Preparation**  
 Basic Knowledge of Lending Regulation

**Confirmations** You will receive a written confirmation of your seminar registration within ten days after we receive payment. If an e-mail address is provided, your confirmation will be sent via e-mail. Please make sure to add registrar@probank.com to your list of approved e-mail addresses.

**Please Note** We reserve the right to change speakers or reschedule/cancel session when necessary.

**Credit Hours** Approved for 6.5 CPE Credits. Eligible for 6.75 CRCM Credits through ICB Member CE Review. Visit their website at: [www.aba.com/Training/ICB/Pages/CRCM.aspx](http://www.aba.com/Training/ICB/Pages/CRCM.aspx).

**Cancellation Policy** If you cancel at least seven days prior to the seminar date, we grant full refunds. If you cancel six days or less, there will be a cancellation fee of \$100 for each day of the seminar. Refunds will not be granted for "no-shows" or for cancellations received on the date of the seminar. Substitutions are welcome at any time. If PBS cancels a seminar for any reason, we will refund the entire registration fee.

**Questions? Call 800-523-4778** For program questions, more information or refunds, select ext. 205 or ext. 235. For administrative policies, such as complaint resolution, select ext. 222.

**PBS Inclement Weather Line.** In the event of inclement weather in your area, please call (502) 479-5241 for any seminar cancellations. If PBS cancels a program due to weather, PBS will refund the entire registration fee. If a program is not canceled and you choose to cancel your attendance, refunds will not be granted; however, substitutions are always welcome or you may transfer to another seminar by calling PBS no later than the day of the program.



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## How to Register

**MAKE CHECK PAYABLE TO:**  
 Professional Bank Services, Inc.

**MAIL FORM BELOW TO:**  
 Education Division  
 Professional Bank Services, Inc.  
 Suite 305  
 6200 Dutchman's Lane  
 Louisville, KY 40205

**ADDITIONAL WAYS TO REGISTER AND RECEIVE DISCOUNTED PRICING**  
*Charge Payments Only*

1. **ONLINE: WWW.PROBANK.COM**  
 Enter Code: **17NYB25**
2. **BY FAX: 502-451-6755**  
 Use form below
3. **BY PHONE: 800-523-4778,**  
**Select Option 1 (or Ext. 205 or 235)**  
 Reference Code: **17NYB25**



## 2017 TRID COMPLIANCE: ISSUES AND SOLUTIONS - NEW YORK BANKERS ASSOCIATION

I/WE WILL ATTEND THE SELECTED SEMINAR  June 13, 2017  
 Clark, NJ

### INSTITUTION INFORMATION

FINANCIAL INSTITUTION \_\_\_\_\_

MAILING ADDRESS/PO BOX \_\_\_\_\_

CITY STATE ZIP CODE \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

ROUTING/MICR # \_\_\_\_\_

Presented in 2017 by Professional Bank Services, Inc.

PAYMENT MUST ACCOMPANY REGISTRATION, THANK YOU.

### ATTENDEE NAMES & EMAIL ADDRESSES (Photocopy This Form As Necessary)

ATTENDEE #1 \_\_\_\_\_ \$340

EMAIL ADDRESS \_\_\_\_\_ MOBILE # \_\_\_\_\_

ATTENDEE #2 \_\_\_\_\_ \$340

EMAIL ADDRESS \_\_\_\_\_ MOBILE # \_\_\_\_\_

ATTENDEE #3 \_\_\_\_\_ \$340

EMAIL ADDRESS \_\_\_\_\_ MOBILE # \_\_\_\_\_

**TOTAL REGISTRATION FEE ENCLOSED: \$** \_\_\_\_\_

### PAYMENT INFORMATION

PAYMENT BY CHECK ENCLOSED  CHARGE MY:  MASTERCARD  VISA  DISCOVER  AMERICAN EXPRESS **PLEASE PRINT CLEARLY**

CARD NUMBER \_\_\_\_\_

EXP DATE \_\_\_\_\_

CW (SECURITY CODE) \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_

CARDHOLDER'S NAME \_\_\_\_\_

CARDHOLDER'S BILLING ADDRESS \_\_\_\_\_

CITY/STATE/ZIP \_\_\_\_\_