



Know before you close.

What is the Consumer Financial Protection Bureau?

Simple answers about the CFPB and how the new rules will change real estate transactions.

CFPB Primary Goals:

- Easier-to-use disclosure forms
- Improved consumer understanding
- Better comparison shopping
- Avoid costly surprises at the closing table

In plain English, please

For more than 30 years, federal law has required all lenders to provide two disclosure forms to consumers when they apply for a mortgage and two additional short forms before they close on the home loan. These forms were developed by different federal agencies under the Truth in Lending Act (TILA) and the Real Estate Settlement Procedures Act (RESPA).

To help simplify matters and avoid the confusing situations consumers have often faced when purchasing or refinancing a home in the past, the Dodd-Frank Act provided for the creation of the Consumer Financial Protection Bureau (CFPB) and charged the bureau with integrating the mortgage loan disclosures under the TILA and RESPA.

On November 20, 2013 the CFPB announced the completion of their new integrated mortgage disclosure forms along with their regulations (RESPA Regulation X and TILA Regulation Z) for the proper completion and timely delivery to the consumer. These regulations are known as “The Rule”.

Any residential loan originated after October 3, 2015 will be subject to the new rules and forms set forth by the CFPB*. The Rule replaces the Good Faith Estimate (GFE) and early TILA form with the new Loan Estimate. It also replaces the HUD-1 Settlement Statement and final TILA

*Loans in progress (applications submitted prior to October 3, 2015) will use current TILA and RESPA forms.

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form with the new Closing Disclosure. The introduction of the new disclosure forms requires changes to the systems that produce the closing forms. First National Financial Title Services is already well underway in preparing our production systems to provide the new required fee quotes, prepare the new closing disclosure forms, and track the delivery and waiting periods required by the new regulations.

Changes to the Closing Disclosure Timing

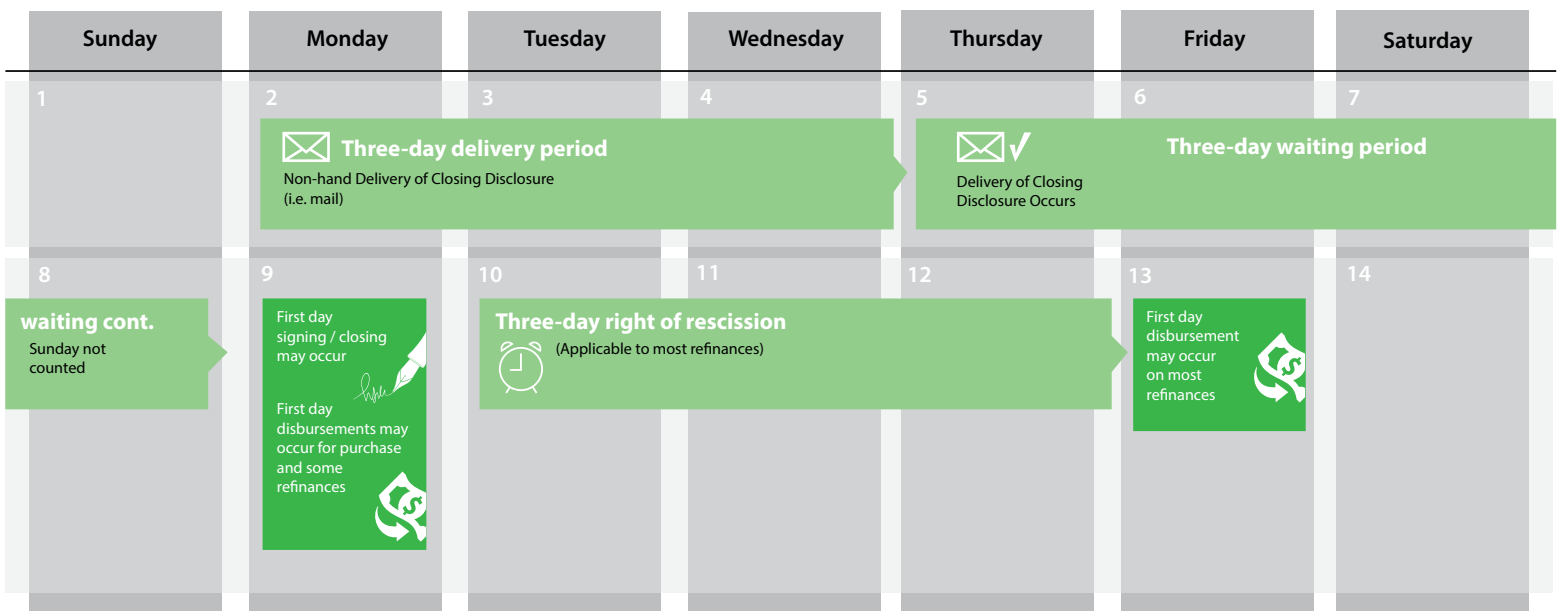
In addition to new forms for residential mortgage transactions, the new regulations also require delivery timetables for delivery to consumers, impacting when a closing can take place and disbursements made. Below is a preview of how the CFPB regulations will impact the closing process for transactions that originate after October 3, 2015.

Which forms are in & out on October 3, 2015?

Out with the old		In with the new*	
Good Faith Estimate			New Loan Estimate
Early TILA Form			
HUD-1 Settlement Statement			New Closing Disclosure
Final TILA Form			

* As of October 3, 2015 for residential purchase and refinance transactions.

Example Closing Calendar



**First National Financial[®]
Title Services, LLC**

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Your CFPB readiness partner - every step of the way.