



ALABAMA BANKERS ASSOCIATION

Lender's Comprehensive Guide to Mortgage Loan Compliance

May 31st & June 1st, 2023

Day 1: Registration begins at 8:00am

Business Session 8:30 am – 3:00 pm

Lunch Break: 11:30am-12:30 pm

Day 2: Business Session 8:30 am-3:00pm

Lunch Break: 11:30am-12:30 pm

Fees: \$745 per Member

\$1,190 per Non-Member

Location: Marriott on 280 Birmingham

3590 Grandview Parkway, Birmingham, AL 35243

Book your group rate for Alabama Bankers Association

Bill Elliott, Young & Associates

During the last few years, both Congress and federal regulators have crafted revisions to many of the regulations that have been a part of our lending lives. This has resulted in many additional regulatory issues in every mortgage loan transaction – and many more chances for mistakes to be made. As a result, lenders struggle to determine what they should do to assure that they not only make a safe and sound loan for the bank, but also do so in a manner that will not create regulatory difficulties. This seminar will cover all aspects of mortgage lending compliance that a lender should know, and will be presented in the order compliance issues arise in the typical mortgage loan application process. All attendees will receive a very complete (and extensive) set of manuals for later review. All subjects that will be covered will include all of the latest information available. A complete listing of subjects that will be discussed are included in the agenda.

Who Should Attend

Mortgage Lenders, Lending Management, Compliance Officers, Senior Management, Bank Trainers, Loan Auditors, Loan Operations Personnel, and others involved in the mortgage lending compliance process to understand all of the requirements and to share this information with others inside the bank.

Agenda

The S.A.F.E. Act

- Registering the Mortgage Loan Originator
- **Inquiry Issues**
- General Regulation B Requirements
- **Application Issues**
- Definitions of "Application" Under the Various Regulations
- General Regulation B Requirements
- RESPA – Booklet for Purchases
- Impact of the APR – "Higher Priced Mortgage Loans"
- Impact of the APR/fees – HOEPA Loans
- Regulation Z – Loan Estimate
- Regulation Z - ARM Disclosure Rules
- Regulation B - Right to Appraisal / Delivery of Appraisal Rules
- RESPA - Affiliated Business Arrangement Rules
- Sales of Insurance Rules

Processing and Underwriting Requirements

- Regulation B – General Requirements
- FACT Act Mortgage Credit Score Disclosure Rules
- Flood Determination and Notice Rules
- Appraisal Guidelines
- Regulation Z - Changed Circumstances
- Regulation Z – Changes in APR
- HOEPA
- Ability to Repay.

Loan Closing Rules

- * Regulation Z - Rescission Rules
- * Regulation Z - Closing Disclosure
- * Flood Rules for Loan Closing
- * Purchase of Insurance Rules

Other Topics

- * BSA Requirements
- * Regulation O

For more information, contact Elizabeth Bailey, vice president of professional development at (251) 510-3593 or email ebailey@alabama.bank

For information on important policies please visit our website at <https://www.alabama.bank/policies>