

REAL ESTATE LOAN MATRIX (For loans after 12/1/92)

1. Written application must be taken and retained on loans for the purchase or refinance of a principal residence.
2. Request and retain fair housing data on any purchase, construction, or refinancing loans that are secured by the borrower's principal residence (including a mobile home, whether or not it is or will be located on real estate or a vacant lot).
3. RESPA applies to any loan secured by a lien on residential real estate (first or subordinate), upon which: (1) there is a principal residence of 1-4 families (or will be constructed), or (2) there is, or will be placed, a mobile home. RESPA does not apply to home equity or home improvement loans if a lien is not taken on the real estate. Temporary financing is also exempted unless it may be converted to permanent financing or if it is in excess of two years.
Provide a Mortgage Servicing Transfer Disclosure at time of application. Provide Good Faith Estimates and a Settlement Booklet (unless refinancing) within 3 business days after receipt of an application. The HUD-1 Settlement Statement is to be available one business day prior to closing.
* Temporary financing (such as a construction loan) is exempted from RESPA. However, the exemption for temporary financing does not apply to construction/permanent financing to finance transfer of title to a first user.
** The Special Information Booklet does not need to be provided to refinancing applicants.
4. Provide disclosure within 3 business days after receiving an application. Early TILA disclosure can be combined with RESPA documents. If the request is for a variable rate loan, provide rate feature disclosures and a handbook at initial contact or before taking a nonrefundable fee.
* Variable rate disclosures may have to be furnished at the time of application (term of loan over 1 year). They include the Consumer Handbook on Adjustable Rate Mortgages and program disclosures for each loan program.
5. Redisclose changed terms at consummation if the APR originally disclosed varies by 1/8% (.125) in a regular transaction or 1/4% (.25%) in an irregular transaction.
6. Right to rescind applies only when the applicant already has an ownership interest in the property being pledged. Renewals, refinances, and future advances are subject to rescission but only for the amount of the "new" money extended. Bridge loans also require the right to rescind. Advances cannot be extended until the later of the right to rescission period expires or the note is signed.
7. HMDA information must be compiled by banks that are located in Metropolitan Statistical Areas and that have assets exceeding \$10 million. The regulation defines "residential mortgage loan" as a loan secured by a first lien on real property, proceeds of which are used or to be used to purchase, repair, rehabilitate, or remodel the property. A "home improvement loan" is unsecured, or secured by a secondary lien on residential real property, the proceeds of which are used to repair, rehabilitate or remodel the property.
* Recordkeeping provisions apply only to purchase and improvement loans (including refinances of both).
8. The Flood Disaster Protection Act applies to any improved real estate loans or mobile home loans (regardless of where the mobile home will be located). The flood hazard map date and panel number must be documented even if flood insurance is not required. If the improved real estate or mobile home securing the loan is located or to be located in an area identified as having special flood hazards, a Flood Hazard Notice must be delivered to the customer not less than 10 days in advance of closing the transaction. The requirements of this Act also applies to increases, extensions, and renewals and to commercial and agricultural improved real estate.

REGULATORY FORMS TIMETABLE

Application Made	3 Business Days After Receiving Written Application	10 Days Before Closing	1 Day Prior To Closing	Real Estate Loan Closing	3 Business Days After Closing	30 Days After Complete Appl. Received	30 Days Before Raising ARM Rate
Application (1)	Good Faith Estimates (3)	Flood Hazard Notice Delivered (8)	HUD-1 Settlement Statement available (3)	Right of Rescission given (6)	Disburse funds subject to Right to Rescind (6)	If denied, send Adverse Action Notice	ARM Notice for raising rates
Mortgage Servicing Transfer Discl. (3)	Advanced Truth In Lending Discl. (4)			Reg Z Discl.			
Fair Housing (2)							
HMDA (7)	RESPA Settlement Booklet (3)						
ARM Disclosure (4)							