

DODD-FRANK UPDATE! REGULATIONS Z, B, AND RESPA SEMINAR

RECEIVE SPECIAL PRICING AND SAVE ON EVERY ATTENDEE – SEE BELOW*A two-day seminar offering an in-depth analysis of the recent final rules.*

The Consumer Financial Protection Bureau (CFPB) has RELEASED long-awaited “final rules” which will have a huge effect on the consumer mortgage lending process. These new requirements, mandated by the Dodd-Frank Act, will affect most

mortgage loans, with specific emphasis on Higher Priced Mortgage Loans (HPMLs) and High Cost Mortgage Loans. These rules not only establish the minimum underwriting requirements for Qualified Mortgage loans but also expand escrows and restrictions when making HPMLs, establish additional appraisal requirements, lower thresholds for determining High Cost Mortgage Loans, prescribe new mortgage servicing requirements and disclosures, and revise rules related to loan originator compensation. Additionally, procedures will need to be revised in order to accommodate new appraisal disclosures and delivery requirements under ECOA. These rules will have a **significant effect** on virtually every mortgage lender and will take considerable time to implement.

Lenders making Qualified Mortgage loans under the general Ability-to-Repay standard will be required to consider and verify eight specific underwriting factors. In addition, underwriting the monthly payment for purposes of calculating the borrower's ability to repay will vary based on whether the loan is a fixed rate, variable rate, or has a balloon-payment feature. Lenders choosing to originate Qualified Mortgage loans to take advantage of special protections from liability will also have to satisfy new underwriting requirements, payment calculations, and a limit on points and fees charged to be eligible. Also, new standards must be satisfied to originate balloon-payment Qualified Mortgages and to facilitate the new “streamlined” refinance of a non-standard mortgage loan.

This two-day program is designed to offer an **in-depth analysis of the recent changes affecting Regulations Z, B, and RESPA** with a particular emphasis on the challenges faced by smaller (community-based) financial institutions. It will not only describe the specific requirements of the final rules, but it will offer methods and examples of documenting and verifying compliance to the satisfaction of your examiners and regulatory authorities.

HERE IS WHAT YOU'LL LEARN: Ability-to-Repay/Qualified Mortgages (Effective January 10, 2014)

- How to meet the general Ability-to-Repay standard
- Appropriate methods for considering and verifying:
 - Income or assets relied upon in making the Ability-to-Repay determination
 - Current employment status
 - The monthly payment on the mortgage
 - The monthly payment on any simultaneous mortgage
 - The monthly payment for mortgage-related obligations
 - Current debt obligations
 - The monthly debt-to-income ratio or residual income calculation
 - Credit history
- Underwriting payments for ARM loans and higher-priced balloon loans under the general Ability-to-Repay standard
- Issues regarding originating Qualified Mortgage loans
 - “Safe Harbor” vs. “Presumption of Compliance”
 - Limitations on points and fees and on other loan terms to qualify for the special protection from liability
- Balloon-payment Qualified Mortgages
 - Eligibility requirements
 - How “rural” and “underserved” areas are designated for purposes of the exception
- Refinancing of a non-standard mortgage
 - Elements of the streamlined refinance option

Expanded Escrow Requirements for HPMLs (Effective June 1, 2013)

- New escrow requirements
- Exemptions for certain small creditors
- Discussion of rural and underserved areas

Expanded Protections Under the Home Ownership and Equity Protections Act of 1994 – HOEPA (Effective January 10, 2014)

- New thresholds and index for determining high cost mortgages
- Additional restrictions for HOEPA transactions
- Relationship of HELOCs to HOEPA coverage
- Homeownership counseling provisions

RESPA and TILA Servicing Rules (Effective January 10, 2014)

- **Periodic billing statements** for closed-end mortgage loans
- New adjustable rate mortgage interest rate adjustment notices
- Prompt payment crediting and payoff statements
- New forced placed insurance obligations and notification
- Error resolution and information request
- Early intervention with delinquent borrowers
- Continuity of contact with delinquent borrowers
- New rules regarding foreclosures
- Loss mitigation procedures
- Small servicer exemption

Appraisals for HPMLs (Effective January 18, 2014)

- New requirements for appraisals
- When an additional independent appraisal is required
- Required statements regarding use of the appraisal
- Exemptions from the High-Risk Mortgage Appraisal Rule

Loan Originators Compensation (Effective January 10, 2014)

- Clarification of definition of loan originator
- Loan originator qualification requirements
- Recordkeeping requirements
- Ban on requiring consumers to submit disputes to mandatory arbitration (Effective June 1, 2013)
- Ban on financing premiums for credit insurance (Effective June 1, 2013)

Disclosure and Delivery Requirements for Copies of Appraisals – Regulation B (Effective January 18, 2014)

- Timing requirements to notify applicants of their right to receive a copy of appraisals developed

(Continued on next page.)

AGENDA – DAYS ONE & TWO

8:30 Registration
9:00 Program
12:00 Lunch
4:00 Adjourn

Instructional Method**Group-Live****All times are local at seminar site.**

WHO SHOULD ATTEND

Because the new rule now incorporates what were formerly “safety and soundness” considerations into the compliance arena, it is strongly recommended that attendance not be limited to compliance officers, but include senior management and loan officers as well. No advance preparation is required. **Program Level – Intermediate.**

Field of Study: Specialized Knowledge and Applications

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 and supply you with a complimentary copy of the manual.

REGISTRATION FEES

Receive special pricing of \$525 per attendee.

Normal registration fee is \$625 per attendee, receive discounted pricing by: mail or fax using this form, online – enter the code 2013COK100, or give us the code by phone (800-523-4478).

Fee includes lunch, coffee breaks and all course materials. Breakfast and parking are on your own.

Payment must accompany registration.

DATES & LOCATION

July 23 & 24, 2013

Holiday Inn Tulsa City Center
17 W. Seventh Street
Tulsa, OK 74119
918-585-5898

July 25 & 26, 2013

Embassy Suites Hotel
1815 S. Meridian Avenue
Oklahoma City, OK 73108-1717
405-682-6000

HERE IS WHAT YOU'LL LEARN: (Cont.)

- Requirements to provide applicants a copy of each appraisal at least three business days before consummation
- Applicants ability to waive the timing requirement for providing these copies
- Prohibition against charging for the copy of appraisals and other written valuations

The Manual The manual contains a comprehensive yet "plain language" explanation of each topic covered. Like all of our seminar manuals, it is organized and designed to serve not only as a teaching guide at the seminar, but also as an ongoing reference guide.

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.

Your Satisfaction Is Guaranteed. You'll be satisfied – we guarantee it! Come and participate in the seminar until the morning break. If you don't think the seminar lives up to its promises, just turn your materials in at the registration table. We'll refund your registration fee...no questions asked!

Questions? Call 800-523-4778. For program questions, more information or refunds ask for ext. 205 or ext. 235. For administrative policies, such as complaint resolution, ask for ext. 237.

In-House Training We can bring this seminar to your institution. Professional Bank Services, Inc. provides in-house training to financial institutions on a wide variety of topics. Call 800-523-4778, ext. 237.

The Speakers

David Luken is a Senior Consultant 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.

Kathleen Mayes is a Senior Consultant 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.



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ADDITIONAL SEMINAR INFO

Normal Registration fee is \$625, use code 2013COK100 and receive a discount of \$100.

CE CREDITS:

Eligible for 13 CPE credits.

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DODD-FRANK UPDATE! REGULATIONS Z, B, AND RESPA SEMINAR COMMUNITY BANKERS ASSOCIATION OF OKLAHOMA

INSTITUTION INFORMATION

ATTENDEE NAMES & EMAIL ADDRESSES

FINANCIAL INSTITUTION	ATTENDEE #1	EMAIL ADDRESS	\$525	
MAILING ADDRESS/PO BOX	ATTENDEE #2	EMAIL ADDRESS	\$525	
CITY	ATTENDEE #3	EMAIL ADDRESS	\$525	
STATE, ZIP	ATTENDEE #4	EMAIL ADDRESS	\$525	
ROUTING/MICR NUMBER	ATTENDEE #5	EMAIL ADDRESS	\$525	
TELEPHONE	FAX	ATTENDEE #6	EMAIL ADDRESS	\$525
I / WE WILL ATTEND THE SEMINAR IN _____ ON _____			TOTAL REGISTRATION FEES: \$ _____	
CITY			PROGRAM DATE	
PAYMENT MUST ACCOMPANY REGISTRATION. THANK YOU.				

PAYMENT INFORMATION

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

CARD NUMBER

EXP DATE

CVV (SECURITY CODE)

AUTHORIZED SIGNATURE

CARDHOLDER'S NAME

CARDHOLDER'S BILLING ADDRESS

CITY/STATE/ZIP