

## CFPB, TRID & RESPA – General

CESP	CAEP	Topic/Issue
		<b>INTRODUCTION AND AUTHORITY</b>
X	X	○ Purpose
X	X	○ Goals of regulation
X	X	○ Definition and History
X		○ Federal Statute
X		○ Regulations promulgated by CFPB and HUD
X		○ Dodd Frank Act of 2008
X		○ Affiliated Businesses
X	X	○ RESPA
X		○ Appendix A
X		• Relation to state law
		<b>COVERED TRANSACTIONS</b>
X		○ All federally regulated mortgage loans covered by RESPA/TRID
		<b>EXEMPT TRANSACTIONS</b>
X		• Transactions Exempted from RESPA/TRID
		<b>DISCLOSURE REQUIREMENTS</b>
X		○ Loan Estimate
X		○ Closing Disclosure
X		○ Use of Closing Disclosure
X		○ Loan policy
X		○ Owner's Policy
X		○ Use of Texas Disclosure Form T-64
X		○ Use of HUD-1 and/or HUD-1a Uniform Settlement Statement Form
		<b>PROHIBITED ACTS</b>
X		○ Kickbacks/referrals
X		○ Giving or receiving a "thing of value"
X		○ Unearned fees
X		○ Prohibits sellers from requiring, as condition of sale, specific title company
		<b>ENFORCEMENT</b>
X		○ Remedies/penalties