

RESPA, HUD, CFPB, TRID AND CLOSING DISCLOSURE

CESP	CAEP	Topic/Issue
X		INTRODUCTION
X		<ul style="list-style-type: none"> • RESPA, CFPB and TRID
X		<ul style="list-style-type: none"> ○ Good Faith Estimate and HUD-1 ○ Loan Estimate and Closing Disclosure ○ Texas Disclosure (T-64)
X		<ul style="list-style-type: none"> • Permissible to use HUD-1 Settlement Statement on other types of loans at the option of the parties to the transaction
X		LENDER ESCROW INSTRUCTIONS
X		<ul style="list-style-type: none"> • General Requirements
X		<ul style="list-style-type: none"> ○ Closing in accordance with Lender's Closing Instructions.
X		<ul style="list-style-type: none"> ○ Title Agent responsibility when lender instructions conflict with any regulatory guidelines.
X		<ul style="list-style-type: none"> • Amendment of Lender Escrow Instructions
X		<ul style="list-style-type: none"> ○ Requirements of Title Agent if Lender refuses to amend instructions
X		CLOSING DISCLOSURE, TEXAS DISCLOSURE AND HUD-1, ACCOUNTABILITY AND DISBURSEMENT
X		<ul style="list-style-type: none"> • HUD-1, Closing Disclosure and Texas Disclosure and actual receipts and disbursements
X		<ul style="list-style-type: none"> • How to handle changes to HUD-1 Settlement Statement, Closing Disclosure and Texas Disclosure
X		<ul style="list-style-type: none"> ○ TDI Minimum Escrow Accounting Procedures and Internal Controls
X		COMPLETION OF CLOSING DISCLOSURE, TEXAS DISCLOSURE and HUD-1
X		<ul style="list-style-type: none"> • Must be completed according to applicable regulations
X		<ul style="list-style-type: none"> • Compliance with TDI audit guidelines
X		<ul style="list-style-type: none"> • Commission payments to real estate brokers and other payees