

# RESOLVING THE RESPA / REG Z RIDDLE

*A full-day seminar covering all RESPA and closed-end Regulation Z requirements, with emphasis on:  
New RESPA Disclosure Rules • MDIA Early Disclosures • Higher-Priced Mortgage Loans (Regulation Z Section 35)  
New GFE, HUD-1 and HUD-1A Forms • Mandatory Escrow Requirements*

This full-day seminar explains all Real Estate Settlement Procedures Act (RESPA) and Truth-in-Lending Act/Regulation Z closed-end credit compliance responsibilities, with particular emphasis on the most recent revisions and how these two complex regulations are related.

The Real Estate Settlement Procedures Act (RESPA), implemented by HUD's Regulation X, has traditionally presented some of the most difficult compliance challenges. Now, after a major overhaul of its approach designed to "protect consumers from unnecessarily high settlement costs," nearly every aspect of compliance with RESPA disclosure requirements has changed—from the "written list of providers" to disclosure of yield spread premiums and other fees charged by mortgage brokers.

At the same time, institutions have had to revise procedures and policies to implement new requirements under Regulation Z. Expansion of the requirements for "early" TIL disclosures required by the Mortgage Disclosure Improvement Act (MDIA), new repayment verification rules, and a new cat-

egory of Higher Priced Mortgage Loans with enhanced consumer protections, have left many mortgage lenders with their heads spinning.

Despite several years in the making, the new RESPA rules as issued leave numerous questions unanswered and raise many new compliance issues. HUD continues to issue additional guidance on an irregular, unscheduled basis, in the form of Frequently Asked Questions. In addition, the fact that RESPA is implemented by the Department of Housing and Urban Development, while its close companion, Regulation Z, is implemented by the Federal Reserve Board, has contributed to the confusion of how the compliance responsibilities of the two mesh.

This seminar is designed to assist you in resolving the compliance riddles you face in this new compliance landscape. Our presenters stay up-to-date with the latest guidance issued in these areas, and bring their experience and knowledge of compliance techniques gained from interaction with mortgage lenders throughout the country to each individual attendee.

## TOPICS

While the seminar manual is a comprehensive source of RESPA and Regulation Z closed-end credit requirements, the seminar itself will focus on:

- Issues associated with the use of the new GFE, HUD-1 and HUD-1A forms, including those involving the written list of settlement service providers, what fees and services are subject to tolerances, working with or as a mortgage broker, when revised GFES can be issued, and how to correct HUD-1/1A tolerance violations.
- How the MDIA early TIL disclosure requirements differ from the GFE requirements, and fee prohibitions associated with each.
- Which applications are covered by MDIA early TIL disclosure requirements, and how to calculate the MDIA-required waiting periods before closing and the tolerances for accurately estimating the APR.
- What is the Average Prime Offer Rate (APOR) and how it is used to determine whether a loan is a Higher Priced Mortgage Loan.
- What extra compliance steps are required in a Higher Priced Mortgage Loan.
- Identifying which loans will be subject to mandatory escrowing effective April 1, 2010, and complying with RESPA's rules regarding escrow account establishment and administration.

## AGENDA

**8:30 Registration**

**9:00 Program**

**12:00 Lunch**

**4:00 Adjourn**

All times are local at seminar site.

## WHO SHOULD ATTEND

The seminar is presented at the intermediate level and experience in lending and knowledge of related terms is recommended. However, the speaker uses practical, understandable language and examples. It is designed to meet the needs of lending personnel, compliance officers and auditors. No advance preparation is required.

## CANCELLATION POLICY

If you cancel seven days before the seminar date, we grant full refunds. If you cancel later, but prior to the date of the seminar, we impose a \$50 cancellation fee. If PBS cancels a seminar for any reason we refund all fees paid and supply you with a complimentary copy of the manual.

## REGISTRATION FEES

Members receive special pricing of **\$290.00** per attendee for each program.

(Normal registration fee is \$335 per attendee.)

**SAVE** on every attendee.

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

Payment must accompany registration.

## DATES & LOCATIONS

### Kansas

April 6

Hilton Wichita Airport & Conference Center  
2098 Airport Road  
Wichita, KS 67209  
316-945-5272

### Missouri

April 15

Embassy Suites Hotel KCI Airport  
7640 NW Tiffany Springs Parkway  
Kansas City, MO 64153  
816-891-7788

These programs are presented by **Professional Bank Services, Inc.** in conjunction with the **Community Bankers Association of Kansas.**

## SEMINAR SPEAKERS

**Deborah Henderson** is a Senior Consultant at PBS. Prior to joining the firm in 1996, she served as a senior vice president and legal counsel for a \$3 billion financial institution that engaged in multi-state lending and deposit services. Her banking experience is in the deposit, commercial and residential lending and operations areas. She provides consulting services in compliance, with particular emphasis on deposits, lending, IRS reporting, information security and operations issues. She has been a member of the faculty of the FDIC's Advanced Consumer Protection School; Introduction to Compliance Examination School and Compliance Assessment Review Course. She has also served on the faculty of the Iowa, North Carolina and Pennsylvania bankers associations' compliance schools.

**J. Patrick Liddy** is a Senior Consultant at PBS. Prior to joining the firm he practiced law for ten years in Ohio and Arizona where he is currently licensed. Mr. Liddy then began his banking career as General Counsel and Compliance Officer for a \$43 million community bank. The bank was purchased by a major bank holding company where he served as Director of Compliance through a tenfold expansion of assets. The holding company included financial institutions in several states primarily regulated by the Federal Reserve, the OCC and

the OTS. Mr. Liddy has performed in-house training on a variety of compliance and legal topics. He has also served as Senior Risk Officer and Risk Division Counsel. Mr. Liddy was appointed to and served a three-year term as a member of the Federal Reserve Board Consumer Advisory Council in Washington, D.C. He is a graduate of the ABA National Graduate School of Compliance Management. Mr. Liddy holds a Bachelor of Arts degree from the University of Notre Dame and a Juris Doctor degree from The Ohio State University College of Law.

**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.

**The Manual** The manual is in full narrative format and mirrors the regulations, but in terms the layman can understand. It is an excellent resource for future reference.

**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.

## ADDITIONAL SEMINAR INFO—NORMAL REGISTRATION FEE IS \$335

### CE CREDITS:

Certified for 6 CPE credits.

### MAKE CHECK PAYABLE TO:

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## RESOLVING THE RESPA / REG Z RIDDLE • COMMUNITY BANKERS ASSOCIATION OF KANSAS (Special Member Price—\$290)

### INSTITUTION INFORMATION

### ATTENDEE NAMES & EMAIL ADDRESSES

FINANCIAL INSTITUTION	ATTENDEE #1	EMAIL ADDRESS	\$290	
ADDRESS	ATTENDEE #2	EMAIL ADDRESS	\$290	
CITY	ATTENDEE #3	EMAIL ADDRESS	\$290	
STATE, ZIP	ATTENDEE #4	EMAIL ADDRESS	\$290	
ROUTING/MICR NUMBER	ATTENDEE #5	EMAIL ADDRESS	\$290	
TELEPHONE	FAX	ATTENDEE #6	EMAIL ADDRESS	\$290

I / WE WILL ATTEND THE SEMINAR IN \_\_\_\_\_ ON \_\_\_\_\_  
CITY PROGRAM DATE

TOTAL REGISTRATION FEES: \$ \_\_\_\_\_  
PAYMENT MUST ACCOMPANY REGISTRATION. THANK YOU.

### PAYMENT INFORMATION

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

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EXP DATE

CARDHOLDER'S NAME

AUTHORIZED SIGNATURE