

Federal Reserve Bank of San Francisco
101 Market Street, San Francisco, California 94105

February 2, 2015

To State Member Banks, Bank
Holding Companies, Financial Holding
Companies, Savings and Loan Holding Companies,
and Foreign Banking Offices
in the Twelfth Federal Reserve District

Amendments to the TILA-RESPA Integrated Mortgage Disclosures Rule

On January 20, 2014, the Consumer Financial Protection (CFPB) finalized two minor modifications to the 2013 Truth in Lending Act (TILA)-Real Estate Settlement Procedures Act (RESPA) Integrated Disclosures Rule, which goes into effect on August 1, 2015. The TILA-RESPA Integrated Disclosures Rule consolidates the existing mortgage disclosures under TILA and RESPA into two integrated forms designed to make it easier for consumers to understand and locate key information, and also integrates the substantive and procedural requirements for providing these disclosures to consumers.

Under the [amendments](#), creditors are required to provide a revised Loan Estimate within three business days after a consumer locks in a floating interest rate. The original rule required creditors to provide the revised Loan Estimate on the day the rate is locked. After receiving feedback from stakeholders, the CFPB determined that the short turnaround could potential pose challenges for creditors that currently allow consumers to lock interest rates late in the day or after business hours. As noted in the CFPB's [press release](#), allowing three business days for the new Loan Estimate will give creditors enough time to provide new disclosures without having to reduce flexibility that consumers may have today to lock their interest rates.

The second change finalized through the amendments is a minor addition to the Loan Estimate form for loans that involve new home construction. As these construction loans often take longer to settle than other loans, the CFPB added a space on the Loan Estimate form where creditors could include language informing consumers that they may receive a revised Loan Estimate for a construction loan that is expected to take more than 60 days to settle.

Resources

The CFPB has posted to their website additional implementation resources including compliance guides, sample Loan Estimate and Closing Disclosure forms, and a calendar showing timing requirements based on a sample real estate transaction. To access this information, please visit the CFPB's TILA-RESPA Integrated Disclosures Rule [implementation page](#).

Additional Information

All circulars and documents are available on the Internet through the Federal Reserve Bank of San Francisco's website, at <http://www.frbsf.org/banking-supervision/publications/district-circular-letters/>.

For additional information, please contact:

Federal Reserve Bank of San Francisco
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Federal Register Notice

[Amendments to the 2013 Integrated Mortgage Disclosures Rule](#)