



Developing  
Tomorrow's  
Lenders  
Today

# 2010 Truth-In-Lending/ RESPA Review and Update

## NEW CONTENT

### March 2 – Jackson

Union University – Carl Grant Events Center

### March 3 – Nashville

Barrett Training Center

### March 4 – Knoxville

UT Conference Center

### March 5 – Kingsport

Bank of Tennessee – Operations Center

# 2010 Truth-In-Lending/RESPA Review & Update

## SEMINAR DESCRIPTION

For the past few years massive changes to both Regulation Z, Truth-in-Lending, and Regulation X, Real Estate Settlement Procedures Act, have been unfolding. This program reviews the changes that have been completed, the changes that presently are unfolding, and the changes yet to come. This content-rich program provides essential information needed by everyone involved with consumer lending.

## WHO SHOULD ATTEND

This program is designed for loan officers, loan processors, auditors, compliance officers, and others who must comply with the new rules.

## WHY ATTEND

This program contains core knowledge needed by all lenders to implement the new and revised rules. Also:

- The 200-page manual is a great desktop reference.
- The presenter is an excellent speaker with 33 years of experience in these topics.
- The program qualifies for 6.5 hours of ICB credit.

## TOPICS

This full-day program includes information regarding:

### Truth-in-Lending

#### Closed-end credit

- **Final regulations for:**
  - The new early TIL disclosure
  - New advertising rules
  - Higher-priced mortgage loans
  - Servicing rules (prompt posting of payments, etc)
  - Section 32 mortgages
- **Proposed regulations for mortgage loans:**
  - A new one-page list disclosure provided at application
  - Revised TIL disclosure within three days after application
  - New adjustable-rate mortgage disclosures
  - Revised APR calculation that will include many fees currently excluded from the APR
  - A new graph in the "Fed Box" that shows how the APR compares to the average rate offered to borrowers with excellent credit
  - A new final TILA disclosure that consumers must receive at least three days before the loan closing
  - A new requirement to notify consumers 60 days in advance of a change in their monthly payment (currently notice may be given 25 days in advance), for adjustable-rate mortgages
    - For loans where consumers have payment options that allow their loan balance to increase, consumers would have to receive monthly statements explaining this feature

#### Open-end credit

- **Final regulations:**
  - New account-opening disclosures
  - Revised periodic statement disclosures
  - New change-in-terms notices
  - New credit and charge card application and solicitation disclosures
  - Revised advertising provisions
- **Final Credit CARD Act (as amended by the CCTCA) rules:**
  - That ensure that periodic statements are mailed or delivered at least 21 days prior to the payment due date and the date on which any grace period expires

- Governing notices of changed terms
- **Proposed revisions to:**
  - Protect consumers from unexpected increases in credit card interest rates by generally prohibiting increases in a rate during the first year after an account is opened and increases in a rate that applies to an existing credit card balance
  - Prohibit creditors from issuing a credit card to a consumer who is under the age of 21 unless the consumer has the ability to make the required payments or obtains the signature of a parent or other cosigner with the ability to do so
  - Require creditors to obtain a consumer's consent before charging fees for transactions that exceed the credit limit
  - Limit the high fees associated with subprime credit cards
  - Ban creditors from using the two-cycle billing method to impose interest charges
  - Prohibit creditors from allocating payments in ways that maximize interest charges
- **Proposed Home Equity Lines of Credit rules:**
  - New disclosures at application
  - New disclosures at account opening
  - Revised periodic statements
  - New change-in-terms notices

### Revised Real Estate Settlement Procedures Act rules

- A revised special information booklet
- A revised good-faith estimate requirements including the new three-page Good Faith Estimate form and the new instructions for preparing the form
- New rules to determine when "changed-circumstances" exist
- New cure provisions
- Revised HUD-1 and HUD-1A disclosures
- New option to calculate closing costs using an average cost method
- New 0 percent and 10 percent tolerances that restrict the amount by which certain items that appear on the HUD-1/1A can exceed the items on the GFE
- New prohibition on charging a fee for an appraisal, inspection, or similar charge prior to providing the GFE
- New Servicing Disclosure Statement

## PROGRAM INSTRUCTOR



Jack Holzknacht is a principal with Pegasus Educational Services, LLC, a training firm headquartered in Louisville, KY. An experienced consultant who has provided training to thousands of bankers and examiners for 29 years, he has the ability to identify the key compliance issues from each regulation.

Holzknacht's career began in 1976 as a federal bank examiner. He later headed the form and software and education divisions of a regional consulting company. In that capacity, he developed loan and deposit form systems and software. He also developed and presented training programs to bankers in 43 states. Holzknacht has been an instructor at compliance schools presented by the Georgia, Iowa, Kentucky, Pennsylvania, Nebraska, New York, and Texas bankers associations. He developed and delivered compliance training for the FDIC and OTS for 10 years. He is a certified regulatory compliance manager, a member of the National Speakers Association, and a "BOL Guru" at [www.bankersonline.com](http://www.bankersonline.com).

## SCHEDULE

<b>8:30 am</b>	<b>Registration</b>
<b>9:00 am</b>	<b>Program begins</b>
<b>Noon-1:00 pm</b>	<b>Lunch</b>
<b>4:00 pm</b>	<b>Adjourn</b>

## PROGRAM FEES

	TBA Members / Associate Members	Nonmembers
Early Registration	\$205	\$410
<b>Early registration deadline is February 16, 2010</b>		
Registration	\$230	\$435
At-the-door	\$255	\$460

Fee covers instruction, manual, refreshment breaks, and lunch. Please register early. At-the-door registrants will be assessed an additional \$25 late registration fee.

No written confirmation of seminar registration will be sent from the TBA.

Participation in TBA programs is limited to members, associate members, and nonmembers from an eligible membership category at applicable member or nonmember rates.

## DATES AND LOCATIONS

### March 2 – Jackson – New Location

Union University-Carl Grant Events Center  
 1050 Union University Dr – 800/964-5525 or 615/244-4871

Check the link on the TBA website for detailed directions and parking information  
[www.TNBankers.org/grantcenter-parking.html](http://www.TNBankers.org/grantcenter-parking.html)

### March 3 – Nashville

Barrett Training Center  
 211 Athens Way – 800/964-5525 or 615/244-4871



**The meeting location is a designated nonsmoking facility and property**

### March 4 – Knoxville

UT Conference Center  
 600 Henley Street – 865/974-0250

### March 5 – Kingsport

Bank of Tennessee – Operations Center  
 10431 Wallace Alley St – 423/378-9500

## CONTINUING EDUCATION CREDIT

Attendants qualify for 6.5 hours of Continuing Professional Education (CPE) credit in the area of Specialized Knowledge and Application. No advanced preparation required for this program. For more information regarding administrative policies or complaints, please contact our offices at 615/244-4871.

Tennessee Bankers Association is registered with the National Association of State Boards of Accountancy (NASBA) as a sponsor of continuing professional education on the National Registry of CPE Sponsors. State boards of accountancy have final authority on the acceptance of individual courses for CPE credit. Complaints regarding registered sponsors may be addressed to the National Registry of CPE Sponsors, 150 Fourth Avenue North, Suite 700, Nashville, TN, 37219-2417. Web site: [www.nasba.org](http://www.nasba.org)

Submitted for 6.5 hours of credit from the Institute of Certified Bankers (ICB); area to be determined. Please make application directly with ICB.

For additional continuing education credit information, call the TBA education department at 800/964-5525 or 615/244-4871.

## DELIVERY METHOD & PROGRAM LEVEL

This live, overview program, which covers the many levels of bankers who need this information, focuses on Truth-in-Lending and RESPA and will cover the changes that have taken place recently. Each participant will receive a reference manual, which will include vital information participants can use ongoing.

## GENERAL INFORMATION

**Attire:** Business casual attire is appropriate for all TBA programs. Because of temperature variations in meeting rooms, please bring a sweater or jacket for your comfort.

**Special Needs:** If you have a disability that may affect your participation in this program, please send TBA a statement regarding any special needs at least 10 days before the program. We will contact you to discuss accommodations.

**Cancellation Policy:** Cancellations received in the TBA office 7 business days prior to the scheduled program will be refunded in full. Due to commitments, cancellations received less than 7 business days prior to the scheduled program are not refundable. Substitutions are welcome. Registrants who do not attend the program or send a substitute will be responsible for the entire registration fee.

**Inclement Weather Policy:** Cancellations due to inclement weather are refundable, minus a late cancellation fee of \$50 for a one-day program and \$75 for a two-day program. If you have questions concerning the status of a TBA program due to inclement weather, please call the TBA office at 615/244-4871 or 800/964-5525, x150. The TBA number will provide information concerning program status, cancellation fee, and refund requests. You may call the site where the program is being held to check the status of the program in your area. The site phone number is listed in this brochure.



For more information about this program, contact:

**Debbie Brickles** - [dbrickles@TNBankers.org](mailto:dbrickles@TNBankers.org)

Vice President and Director of Training and Development  
 Tennessee Bankers Association

211 Athens Way, Ste 100 • Nashville, TN 37228-1381  
 800/964-5525 or 615/244-4871 or [www.TNBankers.org](http://www.TNBankers.org).



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Please print or type. Copy this form for additional registrations.

Name \_\_\_\_\_ E-mail \_\_\_\_\_ SS# \_\_\_\_\_

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Name \_\_\_\_\_ E-mail \_\_\_\_\_ SS# \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contact \_\_\_\_\_

Phone \_\_\_\_\_ E-mail \_\_\_\_\_

**Must be included.  
For educational tracking only.**

	TBA Members / Associate Members	Nonmembers
Early Registration	\$205	\$410
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TOTAL ENCLOSED \$ \_\_\_\_\_

Method of payment  VISA  MasterCard  Check

CK# \_\_\_\_\_ (Make checks payable to Tennessee Bankers Association)

Card # \_\_\_\_\_ Exp Date \_\_\_\_\_

Name as appears on card (please print) \_\_\_\_\_

Card billing address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Signature of cardholder \_\_\_\_\_

**RETURN COMPLETED FORM AND PAYMENT TO:**

**Tennessee Bankers Association**

ATTN: Monique Jenkins

211 Athens Way, Ste 100

Nashville, TN 37228-1381

Phone: 615/244-4871 or 800/964-5525 Fax: 615/324-1990