



# Expere Knowledge Base - TILA RESPA Release Notes

TRID TXN Content

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U.S. Patent is pending on the product described in this publication.

U.S. Patent No. 7,496,840

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# Release Notes Overview

The Expere Knowledge Base 2016.1.1 TILA RESPA Release Notes list new and modified documents with notes for the changes and additions.

## Technology Prerequisites

The following are Expere technology prerequisites that must be implemented prior to use of the 2016.1.1 TILA RESPA release:

- ☐ Expere Document Engine Release 2015.3.0

**Note:** The 2015.3.0 version of the Expere Document Engine is required for running the Integrated Disclosure documents.

- ☐ Expere Content Administration Tool and Content Builder 2015.3.1
- ☐ For Authoring: Requirements and Content Editor 2015.3.1
- ☐ Organizational Policy and Product Setup (OPPSA) application release 2015.3.1

## Expere Tools Release Information

This section provides a summary of enhancements and modifications made to the Engine, Authoring, and OPPSA applications in the most current release cycle. For detailed information, see the Expere Authoring Release Notes, the Expere Engine and Tools Release Notes, and the Expere OPPSA Release Notes.

- ☐ ExpereTxn.xsd included schema files links

- [ExpereTXNCollections.xsd](#)
- [ExpereTXNElements.xsd](#)
- [ExpereTXNTypes.xsd](#)

Two new included files in the Schemas folder:

- [ExpereTXNSimpleTypes.xsd](#)
- [ExpereTXNSimpleTypesDateTime.xsd](#)

ExpereTXNSimpleTypes.xsd is a new ExpereTxn schema file that contains the basic data type definitions that were formerly defined in ExpereTXNTypes.xsd.

ExpereTXNSimpleTypes.xsd was given a <SimpleTypesVersion>1.0.0</SimpleTypesVersion> element so this file could be versioned independently.

ExpereTXNSimpleTypesDateTime.xsd is version 1.1.0 of ExpereTXNSimpleTypes.xsd that contains the new TxnDate type definition that optionally supports time.

If the desire is to validate dates that optionally include a timestamp, copy and rename ExpereTXNSimpleTypesDateTime.xsd to ExpereTXNSimpleTypes.xsd to use the new 1.1.0 definition for transaction data validation in your LOS system.

**Implementation Notes:**

If using DocViewer and the ExpereTxnSimpleTypesDateTime.xsd (version 1.1.0 of the ExpereTxnSimpleTypes.xsd), it requires the version of DocViewer released with Expere Engine 2015.2.0.

## Expere Engine and Tools

## General Information

### CD Layout

The Expere Knowledge Base TILA RESPA Content is delivered on a single CD to simplify implementation. The legacy ETL content is contained in a ZIP file that may be extracted to a file system for use with the ETL tool. The CD has the following structure:

- Dictionary
- Documentation
- Expere Repository
- Outlines
- Tools
- Transactions
- ETLContent.zip
- Revision History Data

## About this Document

These release notes describe the documents used for TILA RESPA.

## Implementation Notes

Before installing this release of the TILA RESPA content, note the following:

☐ None

## Release Information

### Previously Delivered Changes

☐ None

### Stylesheet Updates

The following updates were applied to the Expere style sheet and associated XSL files since the previous release.

#### *Expere Engine: Output Format printing issue addressed*

Work Item: 322811

##### *Description*

- Issue: The following issues were reported:
  - Mapping "USA" to the "/Txn/OrgEstablishedState" enumeration printed **USA** on documents when selecting the "Texas" output format; the expected value should have been **United States of America**.
  - Mapping "NT" to the "Txn/OrgEstablishedState" enumeration printed **NW Territories** on documents when selecting the "Texas" output format; the expected value should have been **Northwest Territories**.

The issues above have been resolved. The following now prints correctly on all forms:

- **United States of America**
- **Northwest Territories**
- Documentation: No document impact.
- Compliance Impacts: This defect is not a compliance or regulatory issue.

# TILA RESPA (TRID TXN)

## New Documents

### Dynamic Requirements

Multistate

### Static Requirements

Multistate

## Revised Document

### Dynamic Requirements

Multistate

#### *Closing Disclosure*

File Ref: ClosingDisclosure

Work Item: 360265

#### *Description*

- **Summary:** The Closing Disclosure is a combined disclosure that shows the loan terms for Truth-in-Lending and the actual loan closing costs for RESPA in connection with a closed-end consumer purpose loan secured by real estate whose application is received by the lender on or after October 3, 2015. It replaces the RESPA HUD-1 or HUD-1A Settlement Statement as well as the Truth-In-Lending Disclosure. The Closing Disclosure may be one of three versions: Borrower-Only and Combined Borrower/Seller for use in purchase transactions and No-Seller for non-purchase transactions, or No-Seller. A Seller-Only version for use in purchase transactions with the Borrower-Only version is described below.
- **Update:** We have added support for optional payments in an assumption transaction that has a negative amortization feature. The scope for Optional Payments is limited to assumption transactions where negative amortization will/may occur. The business logic and corresponding PTR were modified in DTAs 82, 693; COND.16
- **Regulatory Information:** TILA (Reg Z) & RESPA - New Integrated Disclosures Final Regulation: 12 CFR 1026.37 & 1026.38
- **Mandatory Compliance Update:** Yes
- **Effective Date:** October 3, 2015
- **Package Rules:**



- PKG.TRIDTxnClosing
- PKG.HomeEquityClosing
- PKG.Mortgage2Closing
- PKG.TRIDTxnDraftClosingDisclosure
- PKG.TRIDTxnPostClosing
- PKG.HomeEquityPostClosing
- PKG.Mortgage2PostClosing
- PKG.TRIDTxnDraftReDisclosedClosingDisclosure

■ **Files Modified:**

- ClosingDisclosure.req

### ***Loan Estimate***

File Ref: LoanEstimate

Work Item: 360265

### ***Description***

- **Summary:** The Loan Estimate provides early estimated disclosures of loan closing costs for RESPA as well as loan terms (i.e. interest rates and payments) for Truth-in-Lending. It replaces the Good Faith Estimate and is used in a closed-end consumer purpose transaction secured by real estate for which the lender receives an application on or after October 3, 2015.
- **Update:** In the Adjustable Payment (AP) Table, Optional Payments row, added support for optional payments in an assumption transaction that will/may result in negative amortization by modifying the business logic and PTR in DTAs 82, 693 and Cond. 21.
- **Regulatory Information:** TILA (Reg Z) & RESPA - New Integrated Disclosures Final Regulation: 12 CFR 1026.37 & 1026.38
- **Mandatory Compliance Update:** Yes
- **Effective Date:** 10/03/2015
- **Package Rules:**
  - PKG.TRIDTxnApplication
  - PKG.HomeEquityApplication
  - PKG.Mortgage2Upfront
  - PKG.TRIDTxnDraftLoanEstimate
  - PKG.TRIDTxnProcessing
  - PKG.HomeEquityProcessing
  - PKG.Mortgage2Processing
  - PKG.TRIDTxnDraftReDisclosedLoanEstimate
- **Files Modified:**
  - LoanEstimate.req

## *Loan Estimate*

### *Closing Disclosure*

File Ref:  
LoanEstimate  
ClosingDisclosure  
Work Item: 351479

### *Description*

- **Update:** Two new schema paths, /Txn/Notes/Note/RateInfoItems/RateInfoItem/IntegratedDisclosuresFirstRateChangeFrequencyDesc and /Txn/Notes/Note/IntegratedDisclosuresFirstPaymentAmountChangeFrequencyDesc, have been added for both the rate change frequency and payment change frequency that prints in the Loan Terms bullets of the Integrated Disclosures. These two areas will now need to be built by integrators. The new builds should mirror the current build that is required for the Product description. If the rate change frequency does not equate to a whole number of years and the change occurs every 24 months or greater, then disclose the whole number of years followed by a decimal for the remaining months, for example, 31 months would be 2.58 years. But if the rate change frequency does not equate to a whole number of years and the period is less than 24 months, then disclose the number of months such as 18 months. If the rate may change more often than monthly, disclose the applicable unit period such as day, week, or every other week. This change was made based on verbal non-binding guidance from the CFPB as well as a re-review of the regulations.

Prior to this change, the language was built from the rate and payment change frequency information that was passed for the loan with no transformation to months or years.

- **Regulatory Information:** 12 CFR 1026.37(b)(8)-1 & 2, 1026.37(a)(10)-3 and 1026.38(b)-1
- **Mandatory Compliance Update:** Yes
- **Effective Date:** N/A
- **Files Modified:**
  - LoanEstimate.req
  - ClosingDisclosure.req

## **Static Requirements**

### **Multistate**

## Deleted Documents

This section identifies documents that have been removed in this release and those scheduled for deletion in an upcoming release. Documents scheduled for deletion in a future release are presented in the *Documents to Be Deleted in Upcoming Release* section.

## Documents to Be Deleted In Upcoming Releases

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Wolters Kluwer Financial Services  
6815 Saukview Drive  
St. Cloud, MN 56303  
Toll-free: 800.274.2711

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