



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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Table of Contents

Release Notes Overview	1
Technology Prerequisites	1
Expere Tools Release Information	1
Expere Engine and Tools	2
General Information	2
CD Layout	2
About this Document	2
Implementation Notes.....	3
Release Information	3
Previously Delivered Changes.....	3
Stylesheet Updates	3
Documentation of Tagline and Metadata Changes	3
Explanation of 'Type of Change' Field.....	4
TILA RESPA (TRID TXN)	5
New Documents	5
Dynamic Requirements	5
Static Requirements.....	5
Multistate.....	5
Revised Document	5
Dynamic Requirements	5
Changed Circumstances	5
Closing Disclosure	6
Closing Disclosure	7
Loan Estimate.....	8
Loan Estimate, Closing Disclosure, Closing Disclosure – Seller Only.....	9
Static Requirements.....	9
Multistate.....	9
Deleted Documents	10
Documents to Be Deleted In Upcoming Releases.....	10

Release Notes Overview

The Expere Knowledge Base 2016.3.3 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 2016.3.3 TILA RESPA release:

- ☐ Expere Document Engine Release 2016.2.0

Note: The 2016.2.0 version of the Expere Document Engine is required for running the Integrated Disclosure documents.

- ☐ Expere Content Administration Tool and Content Builder 2016.2.0
- ☐ For Authoring: Requirements and Content Editor 2016.2.0
- ☐ Expere Data Dictionary Viewer 2016.1.0 (or higher)

Expere Tools Release Information

This section provides a summary of enhancements and modifications made to the Engine and Authoring applications in the most current release cycle. For detailed information, see the Expere Authoring Tools Release Notes and the Expere Engine and Tools 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), they require the version of DocViewer that was 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 CD has the following structure:

- Dictionary
- Documentation
- Expere Repository
- Outlines
- Tools
- Transactions
- 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

☐ The Expere Knowledge Base 2016.3.2.1 Content Patch Release Notes provided a patch to the Expere Knowledge Base 2016.3.2 release.

Stylesheet Updates

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

☐ None

Documentation of Tagline and Metadata Changes

Effective 5/1/2016, simple and reoccurring changes to document taglines or metadata will no longer be documented in these release notes. Below are some examples of the changes that will no longer be documented:

1) Control Date Update

Example: Updating the tagline date from "12/15" to "04/16"

2) Copyright Year Update

Example: Listing a single copyright year of "2013" instead of the previous "1988, 2013"

3) Adding Bankers Systems™ To Existing Tagline

Example: Updating the tagline from "VMP®" to "Bankers Systems™ VMP®"

Please note that the above are just samples of a few variations of updates that can occur to the tagline and metadata. These examples are not intended to be an extensive directory of all changes that can be made to the metadata; rather they are intended as examples of some of the tagline and metadata updates that will no longer be included in our release notes. Please see the corresponding work item and/or the requirements file for specific changes made to the tagline and metadata fields.

Explanation of 'Type of Change' Field

Release notes in this document are categorized by the document's type of change. This section provides an explanation of the category options for this 'Type of Change' field.

- **Regulatory Compliance:** Document contains a normal compliance update that is the result of change in applicable law, a change to a model government document, or a revision to agency or government guidelines.
- **Defect-Compliance:** Document was revised to bring it into compliance with applicable law or agency or government guidelines.
- **Defect-Contractual:** Document was revised to ensure that the lender has an enforceable contract.
- **Defect-Technical:** Document was revised to correct a defect that is not compliance or contractual (i.e. corrected a typo or replaced a deprecated path.)
- **Enhancement:** Document contains a new feature or customer-requested change was made to existing content.
- **New Form:** A form was added to the repository.
- **Deleted Form:** A form removed from the repository.

TILA RESPA (TRID TXN)

New Documents

Dynamic Requirements

Multistate

Static Requirements

Multistate

Revised Document

Dynamic Requirements

Multistate

Changed Circumstances

File Ref: ChangedCircumstances

Work Item: 345587

Description

- **Summary:** Changed Circumstances is an internal document that is used by the lender to document changed circumstances and changed fees that resulted in the lender providing a revised Loan Estimate to the borrower. This form is used for loans subject to the integrated TILA-RESPA disclosure requirements with an application date on or after October 3, 2015. It replaces the Good Faith Estimate Changed Circumstances form. This form should be retained in the lender file and is not provided to the borrower.
- **Update:** Updated the Loan Number field on the Changed Circumstances form to also include the Loan Identification Redisclosure Number, if applicable.
- **Type of Change:** Enhancement
- **Regulatory Information:** None
- **Mandatory Compliance Update:** No
- **Effective Date:** N/A
- **Package Rules:**
 - PKG.TRIDTxnProcessing
 - PKG.HomeEquityProcessing
 - PKG.Mortgage2Processing

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

■ **Files Modified:**

- ChangedCircumstances.req

Closing Disclosure

File Ref: ClosingDisclosure

Work Item: 402231

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:** In the context of the Alternate No Seller Calculating to Close, the Closing Costs Financed (Paid from your Loan Amount) resulting value was modified to remove a negative one multiplier so that the value is disclosed as a positive number (if the computations resulted in a positive number).
- **Type of Change:** Defect-Compliance
- **Regulatory Information:** 12 CFR 1026.38(e)(6)
- **Mandatory Compliance Update:** Yes
- **Effective Date:** Immediately
- **Package Rules:**
 - PKG.TRIDTxnClosing
 - PKG.HomeEquityClosing
 - PKG.Mortgage2Closing
 - PKG.TRIDTxnDraftClosingDisclosure
 - PKG.TRIDTxnPostClosing

- PKG.HomeEquityPostClosing
- PKG.Mortgage2PostClosing
- PKG.TRIDTxnDraftReDisclosedClosingDisclosure

■ **Files Modified:**

- ClosingDisclosure.req

Closing Disclosure

File Ref: ClosingDisclosure

Work Item: 400717

Description

- **Summary:** The Closing Disclosure is a combined disclosure that shows the loan terms for Truth-in-Lending and the actual 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. A Seller-Only version for use in purchase transactions with the Borrower-Only version is described below.
- **Update:** Appraisal Notice language was not printing on the Loan Estimate and on the Closing Disclosure when the transaction involved both a mobile home and raw land. Per regulations, the Appraisal Notice should print whenever a mobile home is involved in a TRID transaction. We have updated condition 80 so the Appraisal Notice will now print when the transaction has a mobile home as secured collateral. This was done by replacing the Real Estate Indicator (RealEstateInd=1) with a check for residential collateral types (CollType = 802, 806, 811, 812).
- **Type of Change:** Defect Compliance
- **Regulatory Information:** 12 CFR 1002.14(b)(2), 12 CFR 1026.37(m)(1), and 1026.38(p)(1); 15 USC 1639h and 15 USC 1691(e)
- **Mandatory Compliance Update:** Yes
- **Effective Date:** Immediately
- **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: 400717

Description

- **Summary:** The Loan Estimate provides early estimated disclosures of 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 early Truth-In-Lending Disclosure 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:** Appraisal Notice language was not printing on the Loan Estimate and on the Closing Disclosure when the transaction involved both a mobile home and raw land. Per regulations, the Appraisal Notice should print whenever a mobile home is involved in a TRID transaction. We have updated condition 13 so the Appraisal Notice will now print when the transaction has a mobile home as secured collateral. This was done by replacing the Real Estate Indicator (RealEstateInd=1) with a check for residential collateral types (CollType = 802, 806, 811, 812).
- **Type of Change:** Defect Compliance
- **Regulatory Information:** 2 CFR 1002.14(b)(2), 12 CFR 1026.37(m)(1), and 1026.38(p)(1); 15 USC 1639h and 15 USC 1691(e) **Mandatory Compliance Update:** Yes
- **Effective Date:** Immediately
- **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, Closing Disclosure - Seller Only

File Ref:
 LoanEstimate
 ClosingDisclosure
 ClosingDisclosure-SellerOnly
 Work Item: 392924

Description

- **Update:** When no value is passed for the number of payments in an "other" fee under Section F (Prepays) in the TRIDs, the number of payments will be blank. If any value is passed, that value will print (including a "0"). This change was made to the Loan Estimate, Closing Disclosure, and Closing Disclosure - Seller Only. Previously, the documents were printing "0" in front of "months" under Section F (Prepays) when the fee was an "other" payment, but were leaving that blank for any of the prepopulated fees.
- **Type of Change:** Enhancement
- **Regulatory Information:** 12 CFR 1026.37(g)3
- **Mandatory Compliance Update:** No
- **Effective Date:** N/A
- **Package Rules:**
 - PKG.TRIDTxnApplication
 - PKG.HomeEquityApplication
 - PKG.Mortgage2Upfront
 - PKG.TRIDTxnDraftLoanEstimate
 - PKG.TRIDTxnProcessing
 - PKG.HomeEquityProcessing
 - PKG.Mortgage2Processing
 - PKG.TRIDTxnDraftReDisclosedLoanEstimate
- **Files Modified:**
 - LoanEstimate.req
 - ClosingDisclosure.req
 - ClosingDisclosure-SellerOnly.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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