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Expere Knowledge Base – Release Notes

TILA RESPA

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Version 2017.1.3

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St. Cloud, MN 56303
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Release Notes Overview

The Expere Knowledge Base 2017.1.3 TILA RESPA Content 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 this release:

- Expere Document Engine Release 2016.3.0
- Expere Content Administration Tool and Content Builder 2016.3.1
- For Authoring: Requirements and Content Editor 2016.3.1
- Expere Data Dictionary Viewer 2016.3.1

EXPERE TOOLS RELEASE INFORMATION

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

General Information

CD LAYOUT

The Expere Knowledge Base Residential Lending 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 Residential Lending.

Implementation Notes

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

- 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.

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.

- 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 Document

DYNAMIC REQUIREMENTS

MULTISTATE

STATIC REQUIREMENTS

MULTISTATE

Revised Document

DYNAMIC REQUIREMENTS

MULTISTATE

Closing Disclosure

.INS/.XTMP Name: INS.ClosingDisclosure

Work Item Number: 418469

Type of Change: Defect-Compliance

Mandatory Compliance Update: Yes

Effective Date: Immediately

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.
- Regulatory Information: 12 CFR 1026.37 and 12 CFR 1026.38
- Reason for Change: The Loan Terms section has been revised to allow the phrase "Adjusts every ___ starting ___" to print for a transaction that includes a buydown that is part of the consumer's legal obligation.

The Adjustable Interest Rate Table has also been revised to allow the last four statements to print for a transaction that includes a buydown that is part of the borrower's legal obligation.
- Package Rules:
 - PKG.TRIDTxnClosing
 - PKG.TRIDTxnDraftClosingDisclosure
 - PKG.HomeEquityClosing

- PKG.Mortgage2Closing
- PKG.TRIDTxnPostClosing
- PKG.TRIDTxnDraftReDisclosedClosingDisclosure
- PKG.HomeEquityPostClosing
- PKG.Mortgage2PostClosing
- File Modified:
 - ClosingDisclosure.req

Closing Disclosure

.INS/.XTMP Name: ClosingDisclosure

Work Item Number: 426495

Type of Change: Enhancement

Mandatory Compliance Update: No

Effective Date: N/A

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.
- Regulatory Information: N/A
- Reason for Change: Updated the appraisal disclosure to include cooperatives as a collateral type when they are located in the District of Columbia, Florida, Illinois, New Jersey or New York. Also modified the Security Interest section to print language for cooperatives that matches the description of the Security as found in the Cooperative Fixed Rate Note (VMP5C). This will apply to cooperatives located in the five personal property states to which we are extending support.
- Package Rules:
 - PKG.TRIDTxnClosing
 - PKG.HomeEquityClosing
 - PKG.Mortgage2Closing
 - PKG.TRIDTxnDraftClosingDisclosure
 - PKG.TRIDTxnPostClosing
 - PKG.HomeEquityPostClosing
 - PKG.Mortgage2PostClosing
 - PKG.TRIDTxnDraftReDisclosedClosingDisclosure
- File Modified:
 - ClosingDisclosure.req

Date and Parties Common File

.INS/.XTMP Name: DateAndPartiesCommonFile

Work Item Number: 423038

Type of Change: Enhancement

Mandatory Compliance Update: N/A

Effective Date: N/A

Description

- Regulatory Information: N/A
- Reason for Change: We have changed the output rule for the fourth instance of the rule that prints the loan closing date (DTA 10718) so that it works better in Doc Viewer.
- File Modified:
 - DateAndPartiesCommonFile.req

Date and Parties Common File

.INS/.XTMP Name: INS.DateAndPartiesCommonFile

Work Item Number: 436030

Type of Change: Enhancement

Mandatory Compliance Update: N/A

Effective Date: N/A

Description

- Regulatory Information: N/A
- Reason for Change: In order to more accurately describe the relationship of the parties in an adverse action and to enhance the flow of information, renamed the Date and Parties Common File Section, "Lender Borrower and Cosigner with Lender Phone - Other (Scoped Borrowers/Cosigners)" to "Creditor Applicant and Coapplicant with Creditor Phone (Scoped Applicants/Coapplicants)". Also, within this section, changed "Lender" to "Creditor" and "Borrower" to "Applicant." Moved Applicant social security number information (currently required for Arkansas) into this area. Also, added Date and Loan Number to this section and changed "Loan Number" to "Application or Loan Number" Finally, moved the definitions line into this section.
- File Modified:
 - DateAndPartiesCommonFile.req

Loan Estimate

.INS/.XTMP Name: INS.LoanEstimate

Work Item Number: 418469

Type of Change: Defect-Compliance

Mandatory Compliance Update: Yes

Effective Date: Immediately

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.
- **Regulatory Information:** 12 CFR 1026.37 and 12 CFR 1026.38
- **Reason for Change:** The Loan Terms section has been revised to allow the phrase "Adjusts every __ starting ____" to print for a transaction that includes a buydown that is part of the consumer's legal obligation.
The Adjustable Interest Rate Table has also been revised to allow the last four statements to print for a transaction that includes a buydown that is part of the borrower's legal obligation.
- **Package Rules:**
 - PKG.TRIDTxnApplication
 - PKG.TRIDTxnDraftLoanEstimate
 - PKG.HomeEquityApplication
 - PKG.Mortgage2Upfront
 - PKG.TRIDTxnProcessing
 - PKG.TRIDTxnDraftReDisclosedLoanEstimate
 - PKG.HomeEquityProcessing
 - PKG.Mortgage2Processing
- **File Modified:**
 - LoanEstimate.req

Loan Estimate

.INS/.XTMP Name: LoanEstimate

Work Item Number: 426495

Type of Change: Enhancement

Mandatory Compliance Update: No

Effective Date: N/A

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.
- **Regulatory Information:** N/A
- **Reason for Change:** Updated the appraisal disclosure to include cooperatives as a collateral type when it is located in the District of Columbia, Florida, Illinois, New Jersey or New York.
- **Package Rules:**
 - PKG.TRIDTxnApplication
 - PKG.HomeEquityApplication

- PKG.Mortgage2Application
- PKG.TRIDTxnDraftLoanEstimate
- PKG.TRIDTxnProcessing
- PKG.HomeEquityProcessing
- PKG.Mortgage2Processing
- PKG.TRIDTxnDraftReDisclosedLoanEstimate
- File Modified:
 - LoanEstimate.req

Signature Common File

.INS/.XTMP Name: INS.SignatureCommonFile

PBI Number: 426542

Type of Change: New Section

Mandatory Compliance Update: N/A

Effective Date: N/A

Description

- Regulatory Information: N/A
- Reason for Change: The signature section, Assignor – Lender Proprietary Lease, was created for the Cooperative Assignment of Proprietary Lease-Lender in order for the lender to sign as the assignor.
- File Modified:
 - SignatureCommonFile.req

STATIC REQUIREMENTS

MULTISTATE

Deleted Documents

This section identifies documents that have been removed from Expere Content 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.

— None

Documents to Be Deleted In Upcoming Releases