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TRID TXN Content

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Attributions and Acknowledgements

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 2016.3.2 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 2016.3.2 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 2015.3.2
- ☐ For Authoring: Requirements and Content Editor 2016.2.0
- ☐ Expere Data Dictionary Viewer 2015.3.2 (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

☐ 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 Documents

Dynamic Requirements

Multistate

Static Requirements

Multistate

Revised Document

Dynamic Requirements

Multistate

Closing Disclosure

File Ref: ClosingDisclosure

Work Item: 398069

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:** Revised DTA 10401 in the Closing Disclosure so that when Expere Computations is not true, the Cash To Close amount in the Calculations section of the Summaries of Transaction will print "\$0" and not a blank line.
- Print formats for DTA 427 (Total Due to Seller at Closing (M)), and DTA 684 (Total Due from Seller at Closing (N)) were updated to print blank if zero or empty, rather than a blank line.
- **Type of Change:** Defect-Technical
- **Regulatory Information:** 12 CFR 1026.38
- **Mandatory Compliance Update:** No
- **Effective Date:** N/A

- **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: 398355

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:** The computations for Sale Price Amount, the section total for K. Due From Borrower At Closing, and Cash to Close were updated to reinstate coding that allows the user to choose whether to separately disclose the Land Sale Price from the Purchase Price or Construction Cost. If selected, sales price would be disclosed on Line K04 and K01 would be blank. Otherwise, the sale price amount will be disclosed on K01 and M01. This affected DTA 11 (Sale Price Amount, K01 and M01), DTA 414 (K. Due from Borrower at Closing) - 2 instances, and DTA 10401 (Cash to Close)
- **Type of Change:** Defect-Technical
- **Regulatory Information:** 12 CFR 1026.38
- **Mandatory Compliance Update:** N/A
- **Effective Date:** N/A
- **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: 372032

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:** Except as noted and except for late charge percent, a new print format was implemented to allow the lender to disclose "non-APR" percentages with trailing zeroes up to two or three places after the decimal point. The exception is that a whole number percentage will always truncate the trailing zeroes and the decimal point in accordance with 12 CFR 1026.38(t)(4). The other exception is that the late charge percentage, if applicable, will continue to print "as is".

Unless the new schema

(/Txn/IntegratedDisclosuresPercentNonAPRTrailingZeroType

1 =is 100th; 2 = 1000th) is set to enumeration 1 or 2, the trailing zeroes will be truncated. If the passed data is 10000ths or greater, the value will be rounded to the nearest 1000ths.

DTAs Affected:

4933 (Interest Rate),

10552 (Maximum Interest Rate)

4935 (Maximum Interest Rate)

66 (Percent for Points in Origination Charges in Loan Costs)

130 (Index + Margin, Air Table)

133 (Initial Interest Rate, AIR table)

10688 (Fixed Rate min/max rate, AIR table)

230 (Minimum rate, AIR table)

136 (Max. change first adjustment rate, AIR table)

137 (Subsequent change rate, AIR table)

625 (TIP)

- **Type of Change:** Enhancement
- **Regulatory Information:** 12 CFR 1026.38
- **Mandatory Compliance Update:** N/A
- **Effective Date:** N/A
- **Package Rules:**
 - PKG.TRIDTxnClosing
 - PKG.HomeEquityClosing
 - PKG.Mortgage2Closing
 - PKG.TRIDTxnDraftClosingDisclosure
 - PKG.TRIDTxnPostClosing
 - PKG.HomeEquityPostClosing
 - PKG.Mortgage2PostClosing
 - PKG.TRIDTxnDraftReDisclosedClosingDisclosure
- **Files Modified:**
 - ClosingDisclosure.req

Closing Disclosure - Seller Only
File Ref: ClosingDisclosure-SellerOnly
Work Item: 398355

Description

- **Summary:** The Closing Disclosure-Seller Only is for a Seller-Only copy of the Closing Disclosure and does not contain the Loan Terms, Projected Payments, Calculating Cash to Close, Borrower's Transaction Summary, and Escrow tables or other disclosure information that the borrower receives in the Closing Disclosure. This is a combined disclosure that replaces the RESPA HUD-1 Settlement Statement-Seller Only as well as the Truth-In-Lending Disclosure, and shows the actual loan closing costs for RESPA in connection with a closed-end consumer purpose loan secured by real estate whose applications are received by the lender on or after October 3, 2015.
- **Update:** The Sale Price Amount was updated so that the amount is summed consistently with the Borrower/Seller version of the Closing Disclosure. Specifically, the sale price amount is sale price of the real estate, plus the Mobile Home if applicable. The sale price of other personal property (non-MH) would not be subtracted because it would have never been included.

Affected DTAs:

DTA 10 (Sale Price Amount, page 1)

DTA 10748 (Sale Price Amount, M01)
- **Type of Change:** Defect-Technical
- **Regulatory Information:** 12 CFR 1026.38

- **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-SellerOnly.req

Closing Disclosure - Seller Only
 File Ref: ClosingDisclosure-SellerOnly
 Work Item: 372032

Description

- **Summary:** The Closing Disclosure-Seller Only is for a Seller-Only copy of the Closing Disclosure and does not contain the Loan Terms, Projected Payments, Calculating Cash to Close, Borrower's Transaction Summary, and Escrow tables or other disclosure information that the borrower receives in the Closing Disclosure. This is a combined disclosure that replaces the RESPA HUD-1 Settlement Statement-Seller Only as well as the Truth-In-Lending Disclosure, and shows the actual loan closing costs for RESPA in connection with a closed-end consumer purpose loan secured by real estate whose applications are received by the lender on or after October 3, 2015.
- **Update:** Except as noted, a new print format was implemented to enable the lender to disclose "non-APR" percentages with trailing zeroes up to two or three places after the decimal point. The exception is that a whole number percentage will always truncate the trailing zeroes and the decimal point in accordance with 12 CFR 1026.38(t)(4).
 Unless the new schema
 (/Txn/IntegratedDisclosuresPercentNonAPRTrailingZeroType
 1 =is 100th; 2 = 1000th) is set to enumeration 1 or 2, the trailing zeroes will be truncated. If the passed data is 10000ths or greater, the value will be rounded to the nearest 1000ths.
 DTAs Affected:
 66 (Percent for Points in Origination Charges in Loan Costs)
- **Type of Change:** Enhancement
- **Regulatory Information:** 12 CFR 1026.38
- **Mandatory Compliance Update:** N/A

- **Effective Date:** N/A
- **Package Rules:**
 - PKG.TRIDTxnClosing
 - PKG.HomeEquityClosing
 - PKG.Mortgage2Closing
 - PKG.TRIDTxnDraftClosingDisclosure
 - PKG.TRIDTxnPostClosing
 - PKG.HomeEquityPostClosing
 - PKG.Mortgage2PostClosing
 - PKG.TRIDTxnDraftReDisclosedClosingDisclosure
- **Files Modified:**
 - ClosingDisclosure-SellerOnly.req

Loan Estimate

File Ref: LoanEstimate

Work Item: 372032

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:** Except as noted and except for late charge percent, a new print format was implemented to allow the customer to disclose "non-APR" percentages with trailing zeroes up to two or three places after the decimal point. One exception is that a whole number percentage will always truncate the trailing zeroes and the decimal point in accordance with 12 CFR 1026.37(o)(4). The other exception is that the late charge percentage, if applicable, continues to print "as is".

Unless the new schema

(/Txn/IntegratedDisclosuresPercentNonAPRTrailingZeroType

1 =is 100th; 2 = 1000th) is set to enumeration 1 or 2, the default is that trailing zeroes will be truncated. If the passed data is 10000ths or greater, the value will be rounded to the nearest 1000ths.

DTAs Affected:

13 (Interest Rate),

10552 (Maximum Interest Rate)

21 (Maximum Interest Rate)

173 (Percent for Points in Origination Charges in Loan Costs) - 2 instances

10551 (Prepaid rate of interest in Prepaids in Other Costs) - 2 instances

130 (Index + Margin, Air Table)

133 (Initial Interest Rate, AIR table),
 10549 (Fixed Rate min/max rate, AIR table),
 230 (Minimum rate, AIR table),
 136 (Max. change first adjustment rate, AIR table),
 137 (Subsequent change rate, AIR table),
 153 (TIP)

- **Type of Change:** Enhancement
- **Regulatory Information:** 12 CFR 1026.37
- **Mandatory Compliance Update:** N/A
- **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

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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