

Calyx Software • POINT

TILA-RESPA Integrated Disclosures in Point

*Point® helps you
get the job done faster and
more efficiently*

CALYX SOFTWARE®

Emily Martinez, Training Specialist

2015

TILA-RESPA Integrated Disclosures in POINT



Emily Martinez, Training Specialist, Calyx Software

Point • PointCentral • Webcaster • INK-it • Verifyde • Loan Score Card

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Emily Martinez is the Training Specialist for Calyx Software, a preferred Loan Origination Software solution for mortgage lenders. Calyx Software's LOS, Point, is used by banks, credit unions, mortgage bankers and mortgage brokers.

Emily is responsible for designing and implementing training initiatives for both internal and external purposes. Customer education programs include webinars, e-classes, and live training in origination, processing, underwriting, closing, post closing, workflows, business rules. Emily is also engaged as a Professional Services Consultant for Calyx Software working directly with customers throughout the Country.

TILA-RESPA Integrated Disclosures in POINT

Calyx Software

LOS of choice
for many
credit unions
across the county

Learn more at
www.calyxsoftware.com

- User Conferences
- Email subscription

CALYX SOFTWARE® Customer Login

HOME PRODUCTS COMMUNITY TRAINING SUPPORT EVENTS COMPANY CONTACT US

COMMUNITY

- › Customers
- › Lenders
- › Brokers
- › Mortgage Bankers
- › Community Banks
- › Credit Unions

Mortgage Software for Credit Unions

Calyx Software® recognizes that Credit Unions require a specialized end-to-end mortgage lending solution that eliminates operational headaches—a core system that is secure and up-to-date with compliance regulations.

PointCentral® is the leading system used by Credit Unions because it's the easiest to implement and is widely regarded as the most user-friendly platform available which allows you to focus on your members—not on software.

Your CFO will be pleased to learn that it's also the most cost-effective end-to-end mortgage lending solution on the market.

How can PointCentral help your Credit Union's mortgage lending operation reach its full potential?

- **Enhanced Security Features**—Protect your database and easily move data to your other core systems.
- **Full audit trail**—View changes for each loan—tracking what was done, who did it and when it was done is critical. You can also see what was printed, emailed or added to the file.
- **Business Management and Workflow**—Flexible business rules ensure all required loan-level data is collected. Rules are also used to **control workflow** and guide users through the complex origination. Create custom forms and templates that are coupled with a robust rules engine to create a workflow that is used for each loan.
- **Management Reporting**—Create customized reports that show your loan pipeline and view your complete history of loan actions.
- **Confidence in Compliance**—Calyx understands the importance of regulatory compliance. Our software reflects an ongoing commitment to helping our clients achieve compliance in an ever-changing mortgage environment. Our third-party hosting options are SAS 70 Type II compliant. In addition, through the Calyx Network you have access to fraud and compliance vendors without leaving the LOS.

The Calyx Network® offers access to the loan service providers you need – instantly—The Calyx Network, which boasts over 200 vendors, connects you to the best of the industry vendors and saves you the hassle of searching for your own third-party vendor websites, re-keying data and faxing and emailing information back and forth. Get Credit, Flood Insurance, Title & Escrow services, Employment and Income Verifications, Initial Disclosures, Closing Documents, Product & Pricing Engines and others.

PointCentral combined with **WebCaster**® lets you market your products directly to your members through a customized website that you can frame into your current site. Through this offering you can share information about your loan products and provide an online application for members to complete. You can even have the loan application automatically imported into your system. Members can log in to view their loan application status and utilize tools which calculate monthly payments and generate amortization schedules.

Calyx Decisioning Systems® is a powerful engine that provides automated underwriting and FHA Total ScoreCard access that's affordable, accurate, and efficient.

Need more information? Call 800-362-2599 or Register for a free PointCentral demo now.

CALYX USER CONFERENCES 2015

Check our Events Calendar for information about upcoming user conferences

TILA-RESPA Integrated Disclosures in POINT

August 1, 2015

Effective for all closed-end consumer loan applications taken on or after

Saturday, August 1, 2015

Current Disclosure	New Disclosure
Good Faith Estimate & Initial Truth-In-Lending Statement GFE & TIL	Loan Estimate
Final Truth-In-Lending & Settlement Statement TIL & HUD-1 or HUD-1A	Closing Disclosure

KEY: *The ruling is much more complex than this chart illustrates ...*

TILA-RESPA Integrated Disclosures in POINT

The Rule Is Massive:

- 1,888 pages
- 400 + changes
- 1,122 business rules
- 362 Data Elements

... and there's more ...

- Loan Applications already accepted prior to this date must continue on current forms.
- Current forms must be used as applicable for excluded products.
- *However*, certain provisions are effective on this date regardless of application date:
 - Pre-application written estimates
 - Upfront fee restrictions
 - Upfront restrictions on requiring verifying information
 - State law preemption

August 1, 2015

- The coming changes are not just about two new disclosures
- The ruling impacts your processes from Origination through Closing
 - ❑ Timing
 - ❑ Delivery
 - ❑ Workflow
 - ❑ Policies
 - ❑ Procedures



Are you prepared?

On Tuesday, March 3, CFPB Director Richard Cordray appeared before the House Financial Services Committee to answer questions regarding the Bureau's Semi Annual Report to Congress and the President, which it published on December 4, 2014.

The Bureau has no plans to push forward the August 1, 2015, effective date for the TILA/RESPA Integrated Disclosures Rule. Director Cordray indicated that CFPB examiners had no intention of "bringing the hammer down on the first day," but he *repeatedly emphasized that Institutions will have had 21 months from the date of the rule's publication to prepare.*

TILA-RESPA Integrated Disclosures in POINT

... More to think about ...

- The Lender is responsible for the content and timing of the Loan Estimate and the Closing Disclosure
- No Final HUD-1 after August
- The LE is different than GFE – no more blocks.
- Most of the emphasis revolves around the creditor's liability.
- How will this effect the settlement agent?
- How can you do a full preapproval without documentation from borrower?

The LE and CD are *Dynamic*

Point and PointCentral

Point allows you to set up default information in *templates* to populate into your loan files.

- **Manage your business**
- **Help with your workflows**
- **Save Time**
- **Reduce Errors**
- **Ensure completion of commonly missed fields**



TILA-RESPA Integrated Disclosures in POINT

Templates

Located in the Navigation Panel

Select a Template Category

○ Report & Marketing

○ Loan Program

○ Closing Cost Scenario

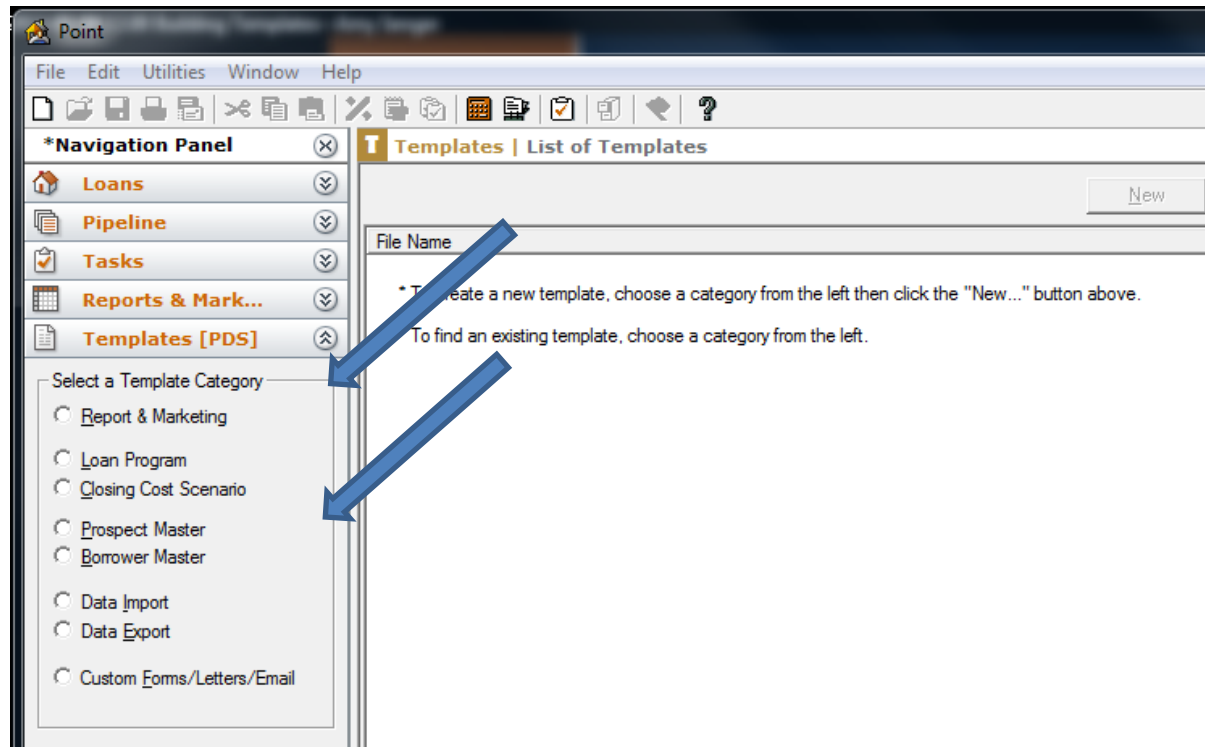
○ Prospect Master

○ Borrower Master

○ Data Import

○ Data Export

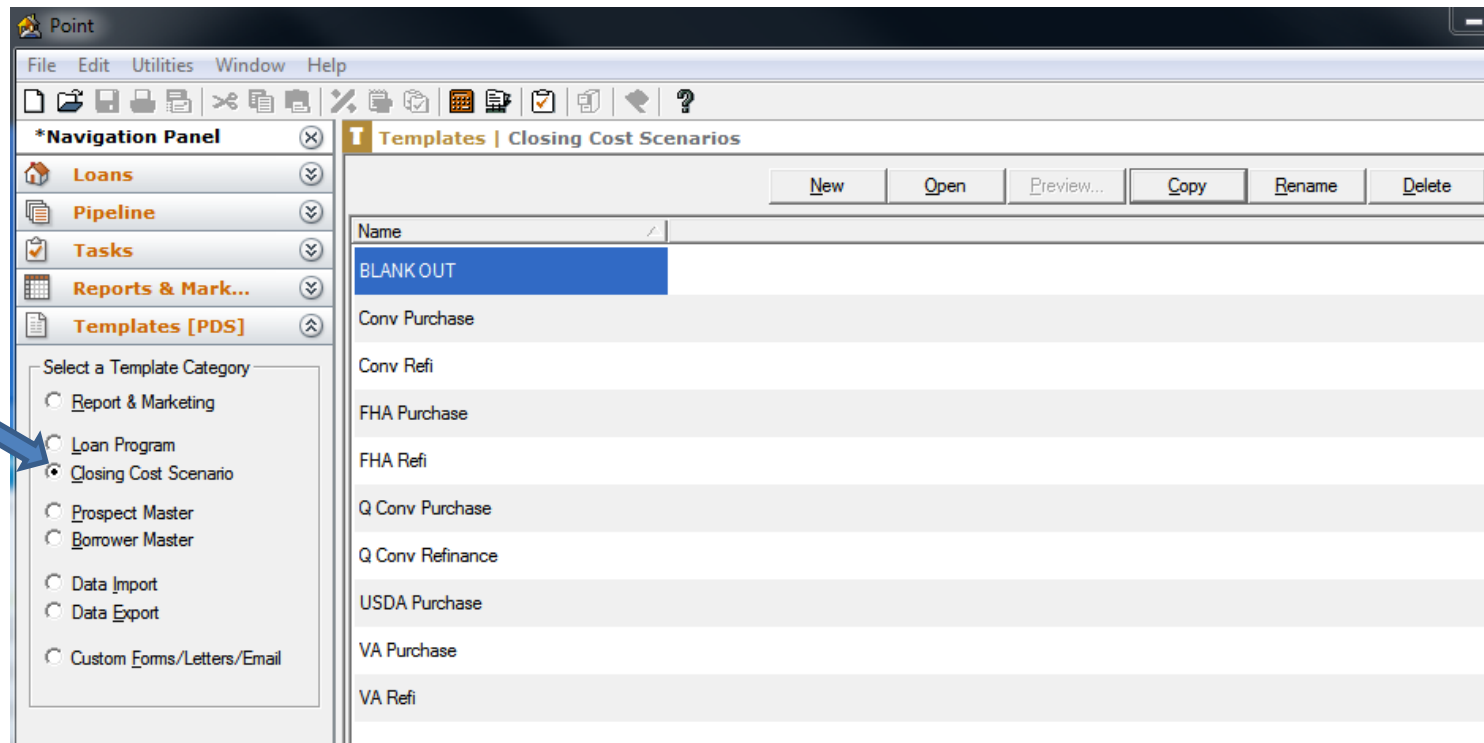
○ Custom Forms/Letters/Email



TILA-RESPA Integrated Disclosures in POINT

Closing Cost Scenario Templates allow fees that are standard for loan types, investors or lenders to be defaulted into the loan file

- Existing Calyx Customers – revise fees worksheets to conform to the fee naming conventions
- New Calyx Customers – will find the templates enormously helpful



TILA-RESPA Integrated Disclosures in POINT

Closing Cost Scenario Templates flow to the Fees Worksheet
 Configure your templates for your common fees

Closing Cost Scenario | Template

Closing Cost Scenario Name:

Company Names

Use for "Paid To" Broker Company Name

Use for "Paid To" Lender Company Name

Use for "Paid To" Investor Company Name

PFC - Prepaid Finance Charge (APR Items) F - FHA Allowable POC - Paid Outside of Closing FIN - Financed for GM

ADJUSTED ORIGINATION CHARGES

Description	Paid To:	Company Name	Amount	Paid By	PFC/F/POC/FIN
1 Our Origination Charge					
Loan Origination Fee	Lender	Happy Mortgage Compar	1,000 % + \$	Borrower	<input checked="" type="checkbox"/>
Lender's Inspection Fee			\$	Borrower	<input type="checkbox"/>
Mortgage Broker's Fee	Lender	Happy Mortgage Compar	% + \$	Borrower	<input type="checkbox"/>
Processing Fee			\$	Borrower	<input type="checkbox"/>
Underwriting Fee			\$	Borrower	<input type="checkbox"/>
Wire Transfer	Lender	Happy Mortgage Compar	\$ 50.00	Borrower	<input checked="" type="checkbox"/>
Courier/Messenger Fee	Lender	Happy Mortgage Compar	\$ 25.00	Borrower	<input checked="" type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>

Include Lender-Paid Compensation to Broker

2 Your Credit or Charge (Points) for the Specific Interest Rate Chosen

Loan Discount: % = \$ Borrower

State Bonus Fide %

Starting Adjusted Rate: %

Discount/Rebate for Starting Rate: %

Credit: % + \$ = \$

Copy as a Lender Credit to 1003 Line L

Loan Level Pricing Adjustments:

\$ Borrower

\$ Borrower

CHARGES FOR ALL OTHER SERVICES

Description	Paid To:	Company Name	Amount	Paid By	PFC/F/POC/FIN
3 Required Services That We Select					
Appraisal Fee	Other	Appraiser	\$ 450.00	Borrower	<input type="checkbox"/>
Credit Report Fee	Other	Credit Reporting Agency	\$ 30.00	Borrower	<input type="checkbox"/>
Tax Service Fee	Lender	Happy Mortgage Compar	\$ 74.00	Borrower	<input checked="" type="checkbox"/>
Flood Certification Fee	Lender	Happy Mortgage Compar	\$ 27.00	Borrower	<input checked="" type="checkbox"/>
PMI/MIP/USDA			\$	Borrower	<input type="checkbox"/>
VA Funding Fee			\$	Borrower	<input type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>
			\$	Borrower	<input type="checkbox"/>
4 Title Services and Lender's Title Insurance					
Closing/Escrow Fee	Other	Escrow/Title Company	\$	Borrower	<input checked="" type="checkbox"/>
Document Preparation Fee	Other	Escrow/Title Company	\$ 100.00	Borrower	<input checked="" type="checkbox"/>
Notary Fees	Other	Notary	\$ 150.00	Borrower	<input checked="" type="checkbox"/>

TILA-RESPA DISCLOSURES in POINT

Loan Program Templates

Currently default to the Truth-In-Lending

T Loan Program | Template

Loan Program Name: Conv ARM 3/1 Max LTV: 95.000 %
Max Loan Amt: 417,000.00 Max CLTV: 95.000 %

Conv First Fixed Rate
 FHA Second GPM - Rate: % Years:
 VA ARM - 3/1 1-1-5
 USDA/Rural Housing Other -
 Other -

Note Rate: % Term: mths Points: % Top: 29.000 %
Qual Rate: % Due In: mths Lock Pd: days Bottom: 41.000 %

ARM Rounding Options
Rate: 0.125 %
Rate & Pmt: Up Dn

ARM Rate Adjustments
1st Adj Cap: 1.000 %
1st Change: 36 mths
Adj Cap: 1.000 %
Adj Period: 12 mths
Life Cap: 5.000 %
Margin: 2.750 %
Index: %
Alt. Index: %
Floor: 2.750 %

Payment Adjustment
Initial Pmt Rate: %
Initial Pmt Rate Period: mths
Interest Only During Initial Pmt Rate Period:

Buydown
Rate: % Term (mths):
1: %
2: %
3: %
4: %
5: %

Int Only: mths
 Calculate Qual Ratios at the Interest Only Payment
 Bi-weekly

VARIABLE RATE FEATURE: This loan contains a variable rate feature.

Minimum FICO: Borrower: 600 Co-Borrower: 600

Bear, Theodore | Truth-In-Lending (Reg. Z)

Loan Program: Conv ARM 3/1

Date Prepared: First Payment Date:
Disclosed Date: Re-disclosed Date:
Disclosed APR: % Re-disclosed APR: %
Disclosed Method: Re-disclosed Method:

APR Comparison
Current: Last Disclosed: Difference:
5.860 - = 0.000
Unable to compare APR. You must enter a Disclosed APR.

Higher Priced Mortgage Loan
APOR Date: Average Prime Offer Rate: %
Unable to determine if loan is HPML. You must enter the Average Prime Offer Rate.

Loan Information
Loan Amt: 300,000
w/ MIP, FF: 300,000
Note Rate: 2.750 %
Qual Rate: %
Term: 360 mths
Due: 360 mths

Payment Schedule
 Do not extend loan term by 'Odd Days'
 Customize Payment Schedule

# Pmt	Pmt Date	Int Rate	Mth Pmt	Balance
36		2.750 %	1,224.73	279,863.55
12		3.750 %	1,374.87	273,755.73
12		4.750 %	1,529.55	268,286.48
12		5.750 %	1,687.81	263,329.96
12		6.750 %	1,848.77	258,780.44
275		7.750 %	2,011.63	1,994.96
1		7.750 %	2,007.84	0.00

360 <- Total # of Pmts 676,588.37 <- Total Pmts

ARM Rounding Options
Rate: 0.125 %
Rate & Pmt: Up Dn

Rate Adjustments
1st Adj Cap: 1.000 %
1st Change: 36 mths
Adj Cap: 1.000 %
Adj Period: 12 mths
Life Cap: 5.000 %
Margin: 2.750 %
Index: %
Alt. Index: %
Floor: 2.750 %

Payment Adjustments
Initial Pmt Rate: %
Initial Pmt Rate Period: mths
 Interest Only During Initial Pmt Rate Period

Buydown Mortgage
Rate: % Term (mths):
1: % for
2: % for
3: % for
4: % for
5: % for

Graded Payment Mtg
Years: at %

TILA-RESPA Integrated Disclosures in POINT

Borrower Master Templates allow common fields to flow through to all applicable locations throughout each loan file

What is common? What can be defaulted?

Some Ideas:

- Late Charge Fields
- Prepayment Fields
- Loan Checklist
- Loss Payee

B Truth-In-Lending (Reg. Z)

Cancel at % Calculate Based On

Calculate Based on Remaining Balance
 Midpoint Cancellation

REQUIRED DEPOSIT: The annual percentage rate does not take into account your required deposit.
 DEMAND FEATURE: This obligation has a demand feature.
 VARIABLE RATE FEATURE: This loan contains a variable rate feature.

Insurance: The following insurance is required to obtain credit:
 Credit life insurance Credit disability Property insurance Flood insurance
Premium: Credit Life Credit Disability Credit Life & Disability
You may obtain the insurance from anyone you want that is acceptable to creditor
 if you purchase property flood insurance from creditor you will pay
\$ for a one year term.

Security: You are giving a security interest in:
 The goods or property being purchased Real property you already own.

Filing Fees:

Late Charge: If a payment is more than days late,
you will be charged % of the payment

Prepayment: If you pay off early, you
 may will not have to pay a penalty
 may will not be entitled to a refund of part of the finance charge.

Assumption: Someone buying your property may may, subject to conditions may not
assume the remainder of your loan on the original terms.

See your contract documents for any additional information about nonpayment, default, any required
repayment in full before the scheduled date and prepayment refunds and penalties.
 * means an estimate
 all dates and numerical disclosures except the late payment disclosures are estimates.

SOLUTIONS: Monitoring, Supervision, Training and LOS capability

Recommendations:

- Collect all loan data in the LOS to prevent delaying issuance of the LE
- Use Business Rules as controls to help you remain compliant
- Ensure all of your systems are integrated with your policies and procedures
- Begin training well before the August 1 deadline
- Have systems in place for monitoring transactions

SOLUTIONS: Monitoring, Supervision, Training and LOS capability

CALYX SOFTWARE TOOLS:

- Data Folder Structure
- Security Access Rights for users and user groups
- Templates
- Business Rules
- Reports
- Interfaces
- Data Storage
- E-sign
- Document Exchange

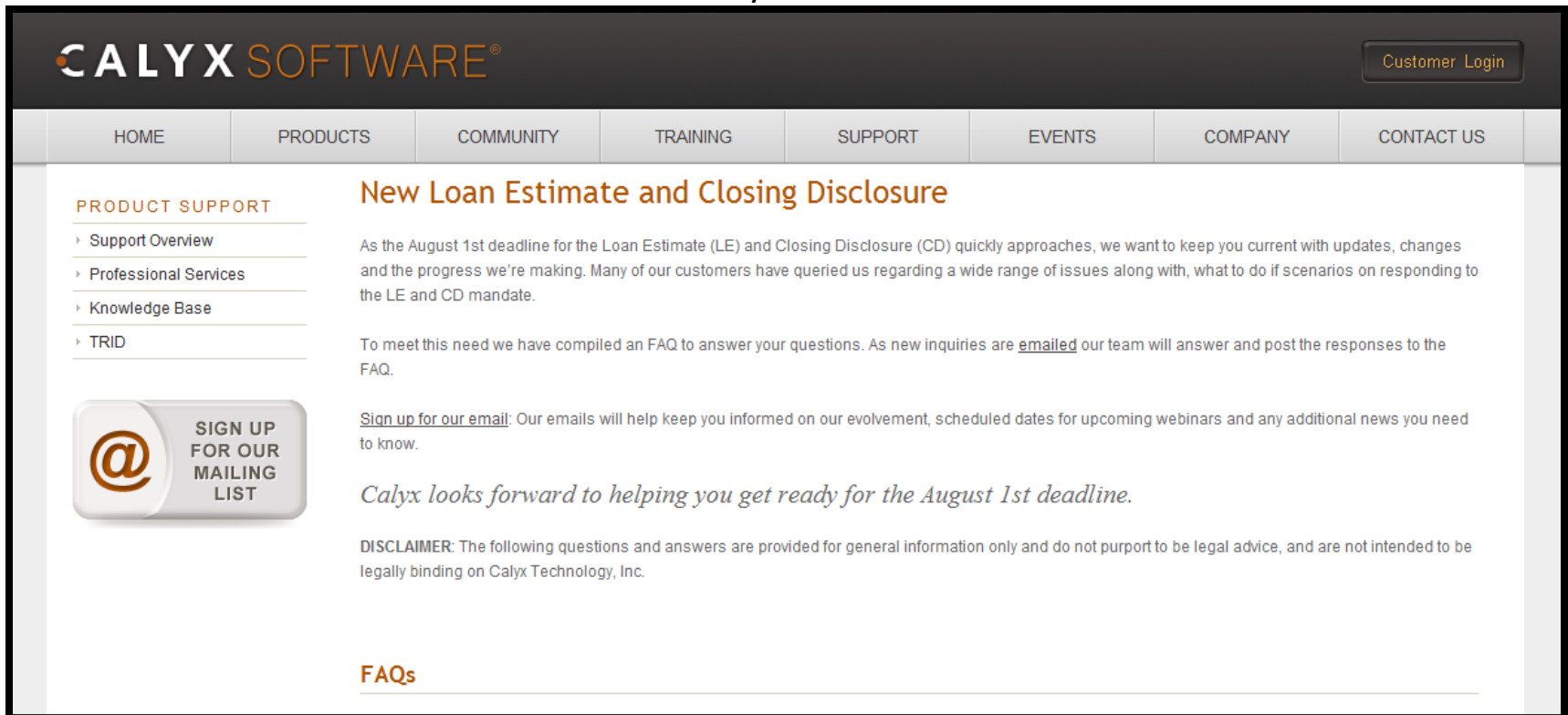
Prepare Now

- Communicate with brokers, lenders and investors
- Determine who will provide initial and revised LE's
- Decide your methods of delivery to your borrower(s)
- Retool processes and workflows for new application definition, timeline, fees and other information
- Decide who will prepare and provide the Closing Disclosure
- Decide how information will be exchanged between you and your settlement Agent
- Determine the names for your fees
- Plan your timing and begin utilizing the timing now
- Decide on your system of record for your record keeping

TILA-RESPA Integrated Disclosures in POINT

CALYX SOFTWARE - already preparing our customers for the changes.
www.calyxsoftware.com features a dedicated page for TRID updates and FAQ's.

- Sign up for our email updates
- Access the FAQ's
- Stay informed



The screenshot shows the Calyx Software website interface. At the top, the logo 'CALYX SOFTWARE' is on the left, and a 'Customer Login' button is on the right. Below the logo is a navigation menu with links for HOME, PRODUCTS, COMMUNITY, TRAINING, SUPPORT, EVENTS, COMPANY, and CONTACT US. The main content area features a 'PRODUCT SUPPORT' sidebar with links to Support Overview, Professional Services, Knowledge Base, and TRID. The main article is titled 'New Loan Estimate and Closing Disclosure' and discusses the August 1st deadline for LE and CD. It includes a paragraph about the need for an FAQ, a section for signing up for email updates, and a disclaimer. At the bottom of the article, there is a link for 'FAQs'.

CALYX SOFTWARE® Customer Login

HOME PRODUCTS COMMUNITY TRAINING SUPPORT EVENTS COMPANY CONTACT US

PRODUCT SUPPORT

- › Support Overview
- › Professional Services
- › Knowledge Base
- › TRID

SIGN UP FOR OUR MAILING LIST

New Loan Estimate and Closing Disclosure

As the August 1st deadline for the Loan Estimate (LE) and Closing Disclosure (CD) quickly approaches, we want to keep you current with updates, changes and the progress we're making. Many of our customers have queried us regarding a wide range of issues along with, what to do if scenarios on responding to the LE and CD mandate.

To meet this need we have compiled an FAQ to answer your questions. As new inquiries are emailed our team will answer and post the responses to the FAQ.

Sign up for our email: Our emails will help keep you informed on our evolution, scheduled dates for upcoming webinars and any additional news you need to know.

Calyx looks forward to helping you get ready for the August 1st deadline.

DISCLAIMER: The following questions and answers are provided for general information only and do not purport to be legal advice, and are not intended to be legally binding on Calyx Technology, Inc.

FAQs

TILA-RESPA Integrated Disclosures in POINT

The Help You Need

- *Point User Guide – embedded in your software*
- *F-1 Help from any screen*
- www.calyxsoftware.com/support/trid.asp
- *Calyx Customer Support 1-800-342-2599*

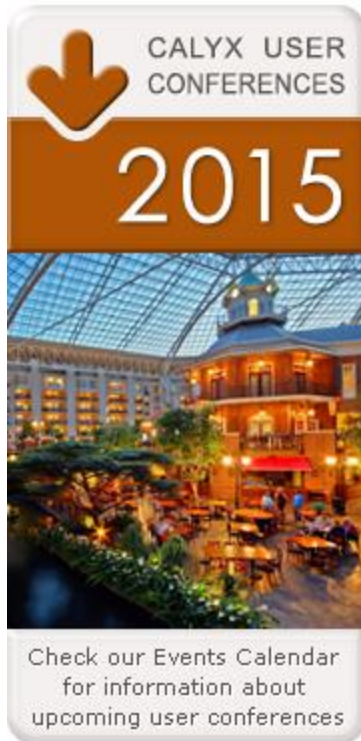


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Thank You!

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