



The TRIDent Group

Are you ready for  
The Integrated Disclosures?



## THE BASICS of the new TILA-RESPA Integrated Disclosures (TRID)

LOAN ESTIMATE

CLOSING DISCLOSURE

TIMING REQUIREMENTS

**BIG changes are coming to the real estate industry beginning 10-1-15!** The HUD -1, Good Faith Estimate (GFE), and Truth-in-Lending (TIL) statement will practically be a thing of the past, replaced by new and more consumer friendly documentation.

Over the coming weeks, your Trident team will provide more information and learning opportunities to help you countdown to these major changes.

### What's New?

#### LOAN ESTIMATE

*Replaces the Initial TIL & GFE  
(with some exceptions)*

#### CLOSING DISCLOSURE

*Replaces the Final TIL & HUD-1  
(with some exceptions)*

#### TIMING REQUIREMENTS

*On delivery of the Closing Disclosure & Loan Estimate*

This will change the way our industry does business, but don't worry; your Trident Team will guide you through all of the changes. We think you will find the forms to be clearer and easier to understand.

### Why the Change?

The Dodd-Frank Wall Street & Reform Act of 2010 created the Consumer Financial Protection Bureau (CFPB) to assure consumers understand the terms of their agreements with financial companies. The CFPB instituted sweeping changes to the real estate industry to begin October 3, 2015.

### What do you need to do to be ready for October 3rd?

Watch for updates from The Trident Group for an in-depth look at each of the changes. We understand the importance of working closely together with you in order to be fully prepared for October 3rd.

All of the information we provide, including sample forms and helpful tutorials will be posted on the Countdown Website: <http://www.tridentland.com/the-new-cfpb-integrated-disclosure/>

**For more information or if you have any questions,  
please email: [newdisclosures2015@foxroach.com](mailto:newdisclosures2015@foxroach.com)**