

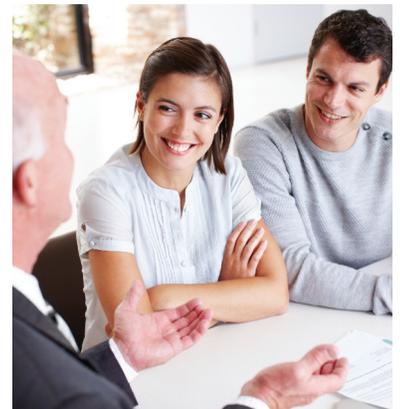
A Guide to the TILA-RESPA Integrated Disclosure Rule
BEGINNING OCTOBER 2015

The Home Buying Process Simplified

Use Trident Mortgage for your financing and Trident Land Transfer for your closing. They are thoroughly prepared to work with your Realtor and ensure a frictionless transaction.

BETTER & EASIER FORMS

- **The Loan Estimate:** The Loan Estimate features clear and understandable language explaining the costs and terms of your loan including the interest rate, monthly payments and total closing costs.
- **The Closing Disclosure:** This form discloses your loan terms and a breakdown of all other fees and costs related to your settlement.



GUARANTEED REVIEW PERIOD:

Loan Estimate: Within **3 business days** after you apply.

Closing Disclosure: At least **3 business days** before your scheduled closing.

What You Should Know...

There is a required 3-day waiting period between your receipt of the Closing Disclosure and your settlement. A new Closing Disclosure and a new 3-day waiting period will be needed if certain changes occur, delaying your settlement.

...To Avoid Delays

There are 3 changes to your mortgage loan that will trigger a new Closing Disclosure and a new 3-day waiting period:

- Changes to your loan type, for example from an adjustable to a fixed rate.
- Increases to loan fees that result in an increase to the loan APR (Annual Percentage Rate).
- The addition of a prepayment penalty.

To prevent this delay:

- Supply your lender with all requested documentation as quickly as possible.
- Make final loan type decisions no later than 10 days before closing.
- Lock in your rate at least 10 days before closing.
- Work with your Realtor to schedule your property walk-through as far in advance of closing as possible to ensure that any issues with the home that may require repairs or seller concessions can be promptly addressed.



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