



REAL ESTATE LOAN MATRIX

(For Loans After 1/10/14)

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CHARACTERISTICS OF LOAN REQUEST			APPLICABLE REGULATIONS										
Type of Security	Use of Security	Use of Loan Proceeds	(1) Written Application	(2) ECOA/ Fair Housing	(3) RESPA	(4) Early TILA	(5) Ability To Repay / TILA Disclosure	(6) R of R / HCM	(7) HPML	(8) HMDA	(9) Flood Insurance	(10) ECOA Appraisal (1st Lien Only)	
1-4 Family Residential Dwelling or Mobile Home (Less Than 25 Acres)	Primary Residence	Purchase	X	X	X	X*	X	**	X*	X	X	X	
		Refinance (Purchase Money)	X	X	X	X*	X	X	X*	X	X	X	
		Home Improvement			X	X*	X	X	X*	X	X	X	
		Home Equity (Closed End)			X	X*	X	X	X*	*	X	X	
		Home Equity Line of Credit (Open End)			**	**			X			X	X
	Rental House	Business or Agricultural Purpose									*	X	X
		Purchase, Refinance or Home Improvement									X	X	X
		Home Equity - Business Purpose									*	X	X
		Home Equity - Consumer Purpose			X	X	X				*	X	X
		Purchase, Refinance or Home Improvement			X	X	X				X	X	X
Secondary or Other Residence	Home Equity			X	X	X				*	X	X	
	Purchase, Refinance or Home Improvement			X	X	X				X	X	X	
1-4 Family Residential Dwelling or Mobile Home (25 Acres or More)	Primary Residence	Purchase	X	X		*	X	**	X*	X	X	X	
		Refinance (Purchase Money)	X	X		*	X	X	X*	X	X	X	
		Home Improvement				*	X	X	X*	X	X	X	
		Home Equity				*	X	X	X*	*	X	X	
		Business or Agricultural Purpose									*	X	X
Bare Land (Less Than 25 Acres)	Primary Residence	Construct Home or Mobile Home + Land	X	X*	X ¹²	X ¹⁺	X*	X*	X*	**	X	X	
		Buy Mobile Home or Construct Home on Land Already Owned	X	X*	X ¹	X ¹⁺	X*	X*	X*	**	X	X	
		Buy Land Only - Will Not Build With Same Proceeds					X*						
	Rental Home	Construct Home or Mobile Home								**	X	X	
Bare Land (25 Acres or More)	Primary Residence	Construct Home or Mobile Home	X	X*			X*	X*	X*	**	X	X	
		Buy Mobile Home or Construct Home on Land Already Owned	X	X*			X*	X*	X*	**	X	X	
		Buy Land Only - Will Not Build With Same Proceeds					X*						
	Rental Home	Construct Home or Mobile Home								**	X	X	
Residence OVER 4 Units	Primary Residence, Secondary or Rental	Purchase, Refinance or Home Improvement								X	X		
Business or Farm (No House)	Business or Farm (With Building)	Home Equity								*	X		
		Personal Use					X*				X		
Mobile Home (No Land Taken As Collateral)	Primary Residence	Business or Agricultural Purpose									X		
		Purchase	X	X		*	X	**	X*	X	X	X	
		Refinance (Purchase Money)	X	X		*	X	X	X*	X	X	X	
		Home Improvement				*	X	X	X*	X	X	X	
		Home Equity				*	X	X	X*	*	X	X	
	Secondary Residence	Business or Agricultural Purpose									*	X	X
		Purchase, Refinance or Home Improvement					X				X	X	X
		Home Equity					X				*	X	X
	Rental Home	Purchase, Refinance or Home Improvement									X	X	X
		Home Equity - Business Purpose									*	X	X

* = See Back ¹ = Provide if you anticipate providing permanent financing at the time the construction application is taken. ² = If land transfer, RESPA applies.

TIMETABLE

AT APPLICATION	3 BUSINESS DAYS AFTER RECEIVING APPLICATION	BEFORE CLOSING	AT LOAN CLOSING	4th BUSINESS DAY AFTER LOAN IS CLOSED
Written Application (1)	RESPA Homeownership Counseling List (3)	Ability To Repay (5)	Settlement Statement - HUD-1/1A (3)	Advance Loan Proceeds (6)
Request Government Monitoring Information (2) (8)	Servicing Disclosure Statement - 1st Lien Only (3)	HCM Test (6)	Final Truth in Lending Disclosure (5)	
CHARM Booklet & ARM Program Disclosure (4*)	Settlement Cost Booklet - Purchases Only (3)	HCM Notice - 3 Business Days Prior to Closing (6)	Right of Rescission Notice (6)	
HELOC Booklet & HELOC Program Disclosure (4**)	Good Faith Estimate (3)	HCM Counseling Certification (6)	HPML Escrow Account (7)	
	Early TILA Disclosure (4)	HPML Test (7)	Flood Insurance In Place (9)	
	HPML (7) & ECOA (10) Appraisal Notice	HPML (7) & ECOA (10) Appraisals - No Later Than 3 Business Days Prior to Closing		
		Flood Determination (9)		
		Flood Notice - Zones A & V Only - Approximately 10 Days Prior to Closing (9)		

REAL ESTATE MATRIX

1. A written application is required on loans secured by and made for the purpose of purchasing or refinancing (the purchase money) a 1-4 family principal residence.
2. Request and retain Government Monitoring Information (ethnicity, race, sex, age, marital status) on loans that are secured by and made for the purpose of purchasing, constructing (if converted to permanent financing), or refinancing (purchase money) the borrower's 1-4 family principal residence (including a mobile home). National banks must request and retain 20 monitoring items (all of which are contained in the standard FHLMC/FNMA residential loan application form).
*Do not collect Government Monitoring Information for construction only loans.
3. RESPA applies to any consumer purpose loan secured by a lien on residential real estate upon which a 1-4 family residence or mobile home is or will be constructed. RESPA does not apply to loans secured by residential real estate if: (1) the residence is located on 25 acres or more; (2) the loan is for a business purpose (RESPA does not apply to business purpose loans, such as rental properties); or (3) a specific property is not identified in the application (pre-qualifications).
Provide a Servicing Disclosure Statement (1st liens only), RESPA Homeownership Counseling List, Good Faith Estimate, and a Settlement Booklet (purchase only) within 3 business days after receiving an application. These disclosures do not need to be signed. The HUD-1 (or HUD-1A) Settlement Statement must be available one business day prior to closing if requested by borrower; otherwise provide it at closing. A HUD-1A may only be used if there is no seller.
*Temporary financing, such as a construction or bridge loan, is exempt from RESPA. However, RESPA does apply to construction loans if the loan may be converted to permanent financing by the same lender.
**The RESPA Homeownership Counseling List must be provided in connection with HELOC applications.
4. Provide a preliminary TILA (PTIL) disclosure within 3 business days after receiving an application and wait 7 business days to close the loan. If the APR becomes inaccurate, refer to 1029.19(a)(2)(ii) for re-disclosure requirements.
*If the loan has a variable interest rate (and term greater than one year), provide a CHARM booklet and variable rate program disclosure with application.
**If a Home Equity Line of Credit, provide a HELOC program disclosure and brochure with application.
5. Provide a final TILA disclosure (if more than 50% of the loan proceeds are for business purposes, TIL does not apply) and document the borrower's ability to repay the mortgage loan. Lenders must make a good faith, reasonable determination, consider specific underwriting factors and use reasonably reliable third-party records to verify the information they use to evaluate the factors
*The ATR requirements only apply to closed-end loans secured by a dwelling. Construction/bridge loans (or other temporary financing) of 12 months or less; HELOCs, and reverse mortgages are exempt.
6. The right to rescind applies only when the applicant has an ownership interest in the dwelling being pledged as collateral. Purchase and construction loans are exempt unless secured by the borrower's current dwelling (bridge loans). Renewals, refinances, and future advances are subject to rescission but only for the amount of the "new" money extended (closed-end loans). The renewal of a land sales contract is subject to the right of rescission. Advances cannot be extended until the 4th business day after the later of: (1) the right of rescission notice is provided, (2) the note is signed, and (3) all disclosures are provided. High Cost Mortgage rules apply if the APR exceeds the applicable Average Prime Offer Rate spread, exceeds the applicable points and fees test or includes a prepayment penalty.
*Bridge loans require the right to rescind. Construction loans are exempt from the HCM requirements
**Purchase loans are also subject to the HCM testing and requirements (restrictions, notice and certified counseling).
7. Higher Priced Mortgage Loan rules apply if the APR \geq the Average Prime Offer Rate by 1.5% (first lien) or 3.5% (subordinate lien). An appraisal disclosure is required within three business days of application and a copy of the appraisal must be provided three business days prior to consummation (cannot be waived). A certified/licensed written appraisal (with interior inspection) is required. Non-exempt banks must escrow for HPMLs (5 year minimum).
*HPML escrow rules N/A for construction loans; temporary financing (e.g. bridge) if term \leq 12 months; HELOCs, or reverse mortgages. HPML appraisal requirements N/A for construction loans; bridge loans if term \leq 12 months (if to buy primary dwelling); Qualified Mortgages; certain 1st lien refinancings [see 1026.35(c)(2)(vii)]; small dollar loans; loans secured by mobile homes, boats, or trailers; or reverse mortgages. Loans secured by a new manufactured home & land do not require interior inspection. Loans secured by a manufactured home but no land are exempt from the appraisal requirements if a manufacturer's invoice ("new" homes only); independent cost/value estimate; or independent valuation is provided at least 3 business days before closing: Flipped transactions may require a 2nd appraisal.
8. HMDA information must be compiled by banks who are (1) located in a Metropolitan Statistical Area (or have a branch in a MSA) and (2) have assets exceeding the minimum threshold. Banks shall collect data on home purchase, home improvement and refinancings. The regulation defines "home purchase loans" as a loan secured by and made for the purpose of purchasing a dwelling. A "home improvement loan" is unsecured or secured in which the proceeds are used to repair, rehabilitate or remodel the property.
*If this loan is a "Refinancing", it is reportable. A "Refinancing" is any new obligation that satisfies and replaces an existing obligation by the same borrower where both the existing obligation and the new obligation are secured by liens on a dwelling regardless of the purpose of the existing obligation.
**Banks shall not report: (1) loans on unimproved land; (2) temporary financing (bridge or construction loans); (3) the purchase of an interest in a pool of loans; or (4) the purchase solely of the right to service loans.
9. The Flood Disaster Protection Act applies to any improved real estate loan or mobile home loan (regardless of where the mobile home will be located). Complete a Standard Flood Hazard Determination Form for each property before the loan is closed. If the improved real estate or mobile home securing the loan is located or is to be located in an area identified as having special flood hazards, a Flood Hazard Notice must be delivered to the customer within a "reasonable period of time" before closing (not less than 10 days) & must be signed. The requirements of this Act apply to increases, extensions, and renewals as well as commercial and agricultural loans secured by improved real estate.
10. For any first lien loan (consumer or commercial) secured by a 1-4 family dwelling, the bank must: (1) provide a Notice of Free Appraisal Copy Disclosure to the primary applicant within 3 business days of receiving a covered application; and (2) provide a copy of the appraisal to the primary applicant (whether credit is granted or denied or the application is withdrawn) promptly, at least 3 business days prior to consummation. A waiver may be obtained, but a copy must still be provided at closing; if a loan will not be made a copy must be provided within 30 days of that determination.