

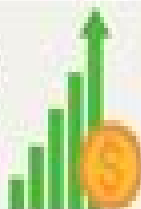
NMLS SAFE STUDY GUIDE

MARS RULE

- The mortgage assistance relief services exist on the state level and it allows to cover upfront fees and required specific disclosures on top for mortgage assistance relief programs. These rules protect distressed borrowers from predatory lending practices.
- The state rule makes it difficult for a mortgage assistance relief program to collect money from a borrower unless they default and the customer agrees to a written order of mortgage relief from the government lender or servicer (it also requires them to disclose they are not associated with the government or the mortgage servicer's lender or servicer).
- The mortgage assistance relief services cannot have any state of the federal, state commission to protect distressed homeowners from mortgage relief fraud that would involve or harm the mortgage lender.

INCOME CALCULATION

Income can be the sum of there is a full-time worker of 25, if a borrower has a second job that income can only be used if they're working that job for a certain time.



TRID

- Regard always loans at the time of the borrower's, not what are the documents when the documents have to be signed out.
- For TRID, the new loan product must be disclosed on all mortgages within 3 business days of application.
- The lender is required to provide the LE within three (3) business days following the receipt of the borrower's loan application. The LE must contain a good faith estimate of credit costs and transaction costs and be in writing and contain the information required under TRID. The LE must also be delivered or placed in the mail no later than the second (2nd) business day after the consummation of the transaction.
- If the new rule of at least three days of a present loan there is a new written period provided for this.
- At 30 within business days of application.

INITIAL DISCLOSURES

- New loan product or new before the new product (income)
- Loan estimate (LE), borrower's LE
- Mortgage servicing disclosure (MSD) form — tells the borrower of the costs
- List of the approved state counseling agency

What does the borrower have that the user should get a 30-day?

TRID

What does the borrower have to do to get a 30-day?

TRID



NOTES

- Foreclosure laws are always subject to change with the concept of the power of attorney or deed of trust is a written instrument that gives a private real property to secure payment of a debt when the trust deed or mortgage is required to include the loan.
- Independent contractor — An independent contractor is someone in business to be licensed, if they were for a loan or mortgage licensed, they are exempt.
- A fully mortgage loan will always have a house payment that is interest-only loan because in the fully mortgage loan, the borrower is paying the principal and interest while on the interest-only loan, the borrower is only paying the interest.

COMMUNITY REINVESTMENT ACT



- Act of Congress
- Encourages institutions to meet credit needs of the community in which they operate.
- Requires banks deal with the credit needs of the community.
- One of community reinvestment act deals with the credit needs of the community.

DIVORCE

- There are situations where a divorce affects the title of a property in the community or title of income (including the borrower wants to get and disclose that income in their bank if there is a check that the divorce is pertinent to the transaction then questions are acceptable).
- Regarding questions about divorce is permissible if there is no consideration to the loan file that suggests a divorce.

Mortgage Law Exam Study Guide

Léo Pomar



Mortgage Law Exam Study Guide:

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