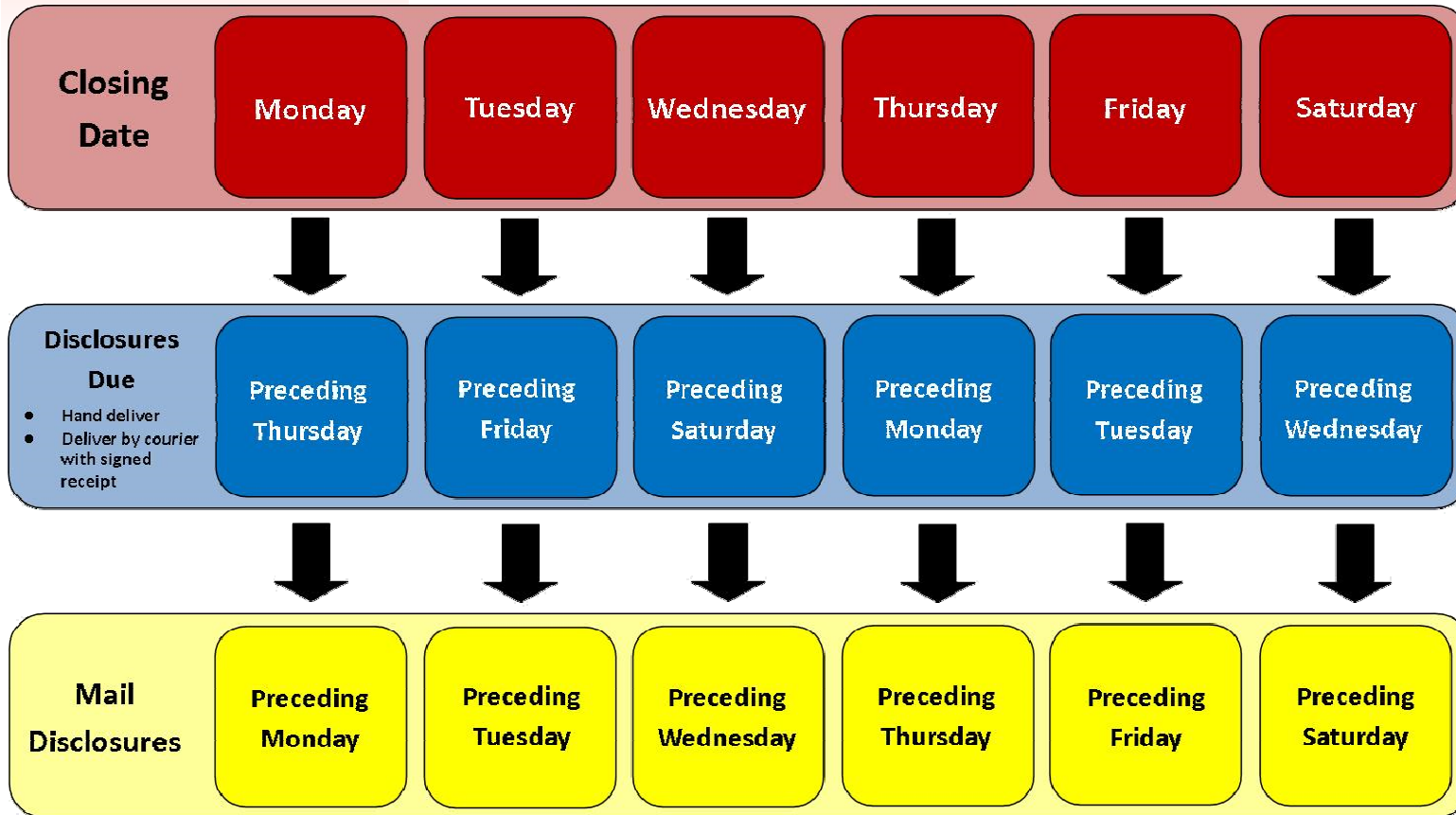


(TRID) TILA-RESPA
Integrated Disclosures
EFFECTIVE
OCTOBER 3, 2015

3-Day “Closing Disclosure” Rule



The Creditor (Lender) must provide the “Closing Disclosure” (CD) to the borrower at least 3 business days before closing.



Information on this handout was obtained from American Land Title Association, Alta.org/cfpb

Acceptable forms of delivery:

- Providing in person
- Mailing, or by other delivery methods, including email
- Creditors may use electronic delivery methods subject to compliance with the consumer consent and other applicable provisions of the electronic Signatures in Global and National Commerce Act

“Mailbox” delivery rule: states that the CD must be mailed to consumer at least 6 business days prior to consummation.

Note: If a federal holiday falls in the three-day period, add a day for disclosure delivery.

The three-day period is measured by days, not hours. Thus, disclosures must be delivered three days before closing, and not 72 hours prior to closing.

Disclosures may also be delivered electronically on the disclosures due date in compliance with E-Sign requirements.

Contact OCT today for more information on TRID and for all your title needs!

