



APPLICATION TIMELINE FAQ

Over the past several years, the Consumer Finance Protection Bureau (CFPB) has enacted several amendments which were intended to provide Consumers with timely and accurate disclosures regarding the costs associated with real estate transactions. As a result, Country Bank has changed its business practices to ensure a smooth, timely closing of your mortgage loan. However, we can't do it without your help.

Please read these FAQs to ensure that you understand how the loan process will work and the timelines associated with your application.

Q: What is the TILA-RESPA Integrated Disclosure Rule (TRID)?

A: For more than 30 years, Federal law has required lenders to provide four separate disclosure forms to consumers when applying for and closing on a mortgage loan. The Consumer Finance Protection Bureau (CFPB) has implemented the TRID rule to help borrowers understand the costs, risks, and benefits of the loan earlier in the application process, as well as to minimize the changes that can be made at closing. As a result, the previous four forms have been consolidated into two new forms, the Loan Estimate (LE) and the Closing Disclosure (CD).

Q: What is a Loan Estimate (LE)?

A: Loan Estimate (LE): This document will provide you with a good faith estimate of your closing costs and the terms of the loan you applied for. An LE will be issued **within three (3) business days** of the application. During the course of the application, certain changes that occur may require a revised LE to be issued. These changes include but are not limited to loan amount, interest rate, loan term, etc.

Q: What is a Closing Disclosure (CD)?

A: Closing Disclosure (CD): This document is similar to the Loan Estimate but states the actual closing costs and terms of the loan. **The CD will be issued at least seven (7) business days prior to closing. You must acknowledge its receipt as soon as you receive it!** It is very important that you acknowledge its receipt to keep your scheduled closing date.

Q: How does this rule affect me?

A:

- 1) You do not need to supply your Loan Officer with documentation for your loan until after you have received your Loan Estimate (LE); and
- 2) You must acknowledge receipt of your Closing Disclosure (CD) as soon as you receive it to ensure your loan will close on time.

Q: I've heard that I can't change my rate or product once I apply for a loan. Is that true?

A: No. You can change your product, interest rate, term, etc. after you apply for the loan. However, due to timing requirements under the rule, you will not be able to make a change **within ten (10) business days prior to closing.**

Q: Why can't I give my Loan Officer copies of my documents when I apply for the loan?

A: The Bank cannot request that you provide documentation such as bank statements, W2's, paystubs, etc. until after the Loan Estimate (LE) has been issued. It is strongly suggested that you have the documents ready to submit to the Bank as soon as you receive the Loan Estimate (LE) so we can begin to process your application immediately upon receipt.

Q: Why do I have to provide an Intent to Proceed with my application?

A: The Bank must document that once you receive your Loan Estimate (LE), you have indicated your Intent to Proceed with the application. Therefore, the Bank will require that you sign the Disclosure Receipt and Intent to Proceed document before we will begin to process your application.

Q: How will I receive my Closing Disclosure (CD) to be sure I can close the loan on time?

A: To ensure your loan closes on time, Country Bank will mail your Closing Disclosure (CD) seven (7) business days prior to closing. If you would prefer to receive the document electronically, please inform your Loan Officer.

Q: What can I do to ensure my loan closes on time?

A: Communication with your Loan Officer, Processor, Realtor, and Attorney is key to ensuring a timely closing. It is critical that you acknowledge receipt of the Closing Disclosure (CD) as soon as you receive it.

Please contact a member of our Retail Lending Loan Origination team at 800-322-8233 if you have any questions.