U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

OFFICE OF HOUSING

Information to Mortgagees on FHA's position on the implementation of the Consumer Financial Protection Bureau's Know Before You Owe TILA-RESPA Integrated Disclosure (TRID) rule

Expires April 16, 2016

The Federal Housing Administration's (FHA) Office of Single Family Housing (SFH) is aware of the significant efforts taken by approved mortgagees, vendors, and service providers to meet the October 3, 2015, implementation date for the Consumer Financial Protection Bureau's (CFPB) Know Before You Owe TILA-RESPA Integrated Disclosure (TRID) rule. As with any new rule of this magnitude, SFH understands that there will be some procedural and operational challenges during the initial implementation period.

In recognition of these challenges, and the recent announcements by the CFPB and the Government Sponsored Enterprises regarding compliance monitoring of the new rule, SFH is announcing that it will not include technical TRID compliance as an element of its routine quality control reviews. SFH does expect mortgagees to make good faith efforts to comply with TRID, which, at a minimum requires the use of the TRID required forms. Consistent with current practices, SFH will evaluate whether the correct forms were used in connection with the origination of FHA mortgages. FHA also reminds mortgagees of the requirement to comply with all federal, state, and local laws, rules, and requirements applicable to the mortgage transaction as outlined in FHA Handbook 4000.1 II.A.1.ii. (B).

It is important to note that mortgagees remain responsible for ensuring they are able to convey good and marketable title to FHA and meet all other requirements for FHA insurance endorsement.

Please address any questions about the topics addressed in this letter to the FHA Resource Center at 1-800-225-5342. Persons with hearing or speech impairments may reach this number via TTY by calling the Federal Information Relay Service at 1-800-877-8339.