

# COMPLIANCE WITH FEDERAL LENDING REGULATIONS SEMINAR

**RECEIVE SPECIAL PRICING AND ADDITIONAL SAVINGS DURING THE ARIZONA BANKERS LOYALTY PROGRAM - SEE BELOW.***A thorough overview of the major lending compliance regulations, including new developments.*

- Are you worried that the attention being focused on the current "mortgage crisis" will result in increased scrutiny of your compliance with RESPA and Truth-in-Lending during your next compliance examination?
- Have you noticed the increasing number and amount of penalties being assessed for non-compliance with Flood Insurance requirements?
- Are you concerned that your procedures to ensure compliance with anti-discrimination requirements may not be adequate?
- Do you wonder if there will ever be an end to new regulations issued under the FACT Act?
- How are you supposed to keep up-to-date when consumer protection laws and regulations continue to become more complex, the consequences of noncompliance become more severe, and your time and resources are more and more limited?

Professional Bank Services can help guide you through the lending compliance maze. This year, our annual lending compliance program focuses on those areas that are particularly high-risk and the subject of more intense examiner attention. While the manual contains detailed outlines on numerous compliance topics applicable to all financial institutions, the discussion will focus on the current regulatory "hot spots," your compliance questions, and proposals that your institution needs to address.

**TOPICS**

- Regulation B/Equal Credit Opportunity Act
- Fair Housing Act
- Regulation X/Real Estate Settlement Procedures Act
- Regulation Z/Truth-in-Lending Act
- Flood Disaster Protection Act
- Fair Credit Reporting Act/FACT Act

*Issues and frequent problems addressed include:*

**Regulation B**

- Adverse action notice requirements for co-applicants and guarantors
- Collection of monitoring information, including telephone and online applications
- Spousal signatures and business guarantees
- Documenting intent to file joint applications

**Fair Housing Act**

- Data collection requirements
- Effect of third-parties' actions, e.g., discriminatory appraisals

**RESPA**

- New rules effective in 2010
- Prohibition of referral fees
- Disclosure of lender-paid fees
- Content and accuracy of the current and new good faith estimates and settlement statements
- Proper administration of escrow accounts

**Regulation Z – Closed-end credit**

- Adjustable rate mortgages
- Lender fees – what is or is not a finance charge
- New rules regarding Section 35 mortgages and Section 36
- Identifying and disclosing HOEPA (Section 32) mortgages
- Rescission pitfalls

While time will not permit a detailed discussion of Home Equity Lines of Credit, a synopsis of the proposed changes or, if finalized, an overview of new requirements will be provided.

**Flood Insurance**

- When flood determinations are required
- Use of previous determinations
- Accuracy, content and timing of required notices
- Required coverage amounts, including replacement cost issues

**Fair Credit Reporting Act**

- Update on FACT Act – Risk Based Pricing Notices
- FCRA adverse action notice to co-applicants
- Use of reports for deposit and employment purposes

**AGENDA****DAY ONE ONLY****8:30 Registration****DAY ONE AND TWO****9:00 Program****12:00 Lunch****4:00 Adjourn****Instructional Method Group-Live****All times are local at seminar site.****WHO SHOULD ATTEND**

This program is suitable for compliance officers, lenders, loan administration personnel and auditors. Program content is presented at the basic to intermediate levels and focuses on federal law. Attendees should be familiar with lending terms and procedures as well as the laws of their state. This is the annual review for those who realize the breadth of their task and know that, without help, they cannot read enough to keep up in this area. No advance preparation is required.

**Program Level: Intermediate****CANCELLATION POLICY**

If you cancel seven days before the seminar date, we grant full refunds. If you cancel later, but prior to the date of the seminar, we impose a \$50 cancellation fee. If PBS cancels a seminar for any reason we refund all fees paid and supply you with a complimentary copy of the manual.

**REGISTRATION FEES**

**Receive special pricing of \$525 for the first attendee and during The Arizona Bankers Loyalty Program each additional attendee is ONLY \$300.**

Normal registration fee is \$625 per attendee, receive discounted pricing by: mail or fax using this form, or by phone (800-523-4778).

*Payment must accompany registration.*

*Includes lunch, coffee breaks and all course materials. Breakfast and parking are on your own.*

**DATES & LOCATION****January 19 & 20, 2011**

Hilton Phoenix Airport  
2435 South 47th Street  
Phoenix, AZ 85034  
480-894-1600

**The Speaker Wayne Barnes** is President of PBS. Prior to joining the firm in 1979, Mr. Barnes was vice president of a community bank, serving as a loan officer and compliance officer. In his current capacity, he oversees the firm's compliance consulting practice and its educational services. He presents seminars on regulatory compliance topics and is a member of the faculty of the Office of Thrift Supervision's Level I School for Compliance Examiners. For ten years, he participated as an instructor at the FDIC's Introduction to Compliance Examination, Community Reinvestment Act School, Advanced Consumer Protection School, Consumer Fair Lending Workshop, and the Fair Lending Examination Workshop for examiners. He has served on the faculty of numerous bankers associations' compliance schools including Delaware, Indiana, Iowa, Texas and Virginia. He is a Certified Regulatory Compliance Manager.

**In-House Training** We can bring this seminar to your institution. Professional Bank Services, Inc. provides in-house training to financial institutions on a wide variety of topics. Call 800-523-4778, ext. 237.

**The Manual** Attendees receive a manual with a detailed outline on each discussion topic. Also included in the manual are detailed outlines on the following compliance topics, which may not be discussed during the seminar due to time constraints:


- Home Ownership Counseling/ Notification of Rights of Servicemembers
- Limitations on Terms of Consumer Credit Extended to Servicemembers
- Private Mortgage Insurance
- Unfair and Deceptive Trade Practices/Regulation AA

**Questions** Call 800-523-4778. For program questions, more information or refunds ask for ext. 205 or ext. 235. For administrative policies, such as complaint resolution, ask for ext. 237.

**Confirmations** You will receive a written confirmation of your seminar registration within ten days after we receive payment. If an e-mail address is provided, your confirmation will be sent via e-mail, please make sure to add registrar@probank.com to your list of approved e-mail addresses.

**Your Satisfaction Is Guaranteed.** You'll be satisfied - we guarantee it! Come and participate in the seminar until the morning break. If you don't think the seminar lives up to its promises, just turn your materials in at the registration table. We'll refund your registration fee...no questions asked!

**Suggested Dress** Meeting Room temperatures are often difficult to control. Please dress for comfort. Business casual dress is appropriate for all PBS seminars.



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**ADDITIONAL SEMINAR INFO—NORMAL REGISTRATION FEE IS \$625**

<p><b>CE CREDITS:</b> Eligible for 13 CRCM and CLBB credits and 13 CPE credits.</p>	<p><b>MAIL TO:</b> Education Division Professional Bank Services, Inc. Suite 305 6200 Dutchman's Lane Louisville, KY 40205-3309</p>	<p><b>RECEIVE YOUR SPECIAL PRICING:</b> 1. Mail or Fax - use this form 2. By Phone</p>	<p><b>CHARGE PAYMENTS ONLY:</b> <b>FAX</b> 502-451-6755 <b>PHONE</b> 800-523-4778 Ext. 205 or 235</p>
<p><b>MAKE CHECK PAYABLE TO:</b> Professional Bank Services, Inc.</p>			

**COMPLIANCE WITH FEDERAL LENDING REGULATIONS SEMINAR  
ARIZONA BANKERS ASSOCIATION**

INSTITUTION INFORMATION	ATTENDEE NAMES & EMAIL ADDRESSES		
FINANCIAL INSTITUTION	ATTENDEE #1	EMAIL ADDRESS	\$525
ADDRESS	ATTENDEE #2	EMAIL ADDRESS	\$300
CITY	ATTENDEE #3	EMAIL ADDRESS	\$300
STATE, ZIP	ATTENDEE #4	EMAIL ADDRESS	\$300
ROUTING/MICR NUMBER	ATTENDEE #5	EMAIL ADDRESS	\$300
TELEPHONE	FAX	ATTENDEE #6	EMAIL ADDRESS
I / WE WILL ATTEND THE SEMINAR IN _____ ON _____			TOTAL REGISTRATION FEES: \$ _____
CITY			PROGRAM DATE
PAYMENT MUST ACCOMPANY REGISTRATION. THANK YOU.			

**PAYMENT INFORMATION**

**PAYMENT BY CHECK ENCLOSED**   
 **CHARGE MY:**   
 MASTERCARD   
 VISA   
 DISCOVER   
**PLEASE PRINT CLEARLY!**

CARD NUMBER	EXP DATE
CARDHOLDER'S NAME	AUTHORIZED SIGNATURE