

RESPA/TILA INTEGRATED DISCLOSURE CHART

Disclosure Name	Timing of Delivery	What is a business day?	When is the disclosure presumed to be received, if not delivered in person? **	Do Changes Reset or Alter the Timing?
Loan Estimate	Must be delivered or placed in the mail 3 business days after application, and 7 business days before consummation*	All days that the Lender's office is open and providing substantially all of its business functions, including Saturday, but excluding Sundays and Federal Holidays	3 business days after placing in the mail***	Yes, re-disclosure will restart the clock. See Loan Estimate Re-Disclosure Below.
Loan Estimate Re-disclosures	3 business days after receiving the information	All days that the Lender's office is open and providing substantially all of its business functions, including Saturday, but excluding Sundays and Federal Holidays	3 business days after placing in the mail***	Yes, consummation cannot occur until 7 business days after delivery or placing in the mail or 4 business days prior to consummation if delivered in person.
Rate Lock	3 business days after the rate is locked	All days that the Lender's office is open and providing substantially all of its business functions, including Saturday, but excluding Sundays and Federal Holidays	3 business days after placing in the mail***	Yes, consummation cannot occur until 7 business days after delivery or placing in the mail or 4 business days prior to consummation if delivered in person.
Closing Disclosure	3 business days prior to consummation*	All days except Sunday and Federal Holidays	3 business days after placing in the mail***	Maybe – See below
Revised Closing Disclosure for: <ul style="list-style-type: none"> • Inaccurate APR • Product Changes • Addition of Prepayment Penalty 	3 business days prior to consummation*	All days except Sunday and Federal Holidays	3 business days after placing in the mail***	Yes – new 3 business day waiting period required
Revised Closing Disclosure for: <ul style="list-style-type: none"> • All other reasons 	1 business day prior to consummation (upon borrower request only)*	All days except Sunday and Federal Holidays	3 business days after placing in the mail***	No
Revised Closing Disclosure – Post-Consummation	Within 30 calendar days of consummation*	N/A		

*Consummation is defined by Envoy as the later of the Note date or Security Instrument Notary Date in all states

**E-signed disclosures may be considered received when the lender has evidence that the borrower has received the disclosures

***For presumed receipt, a business day is all days except Sunday and Federal Holidays.

Proof of Delivery of all LEs and CDs will be required with one of the following:

In person – Signed and dated copy of the disclosure

By e-mail – An e-sign compliant acknowledgement received by the Lender (If unable to provide, the 3 business day rule above will apply)

Overnight – Signed and dated copy of the delivery notice

Effective Date: 10/3/2015