

MODULE ONE

FAIR LENDING OBJECTIVES

- Corporate Mission Statement
- Applicability
- Implementation
- Required Review
- Accountability

FORMS OF DISCRIMINATION

- Discriminatory Effects Standard
- Disparate Impact/Unintentional Bias
- Disparate Treatment/Intentional Bias
- Overt Disparate Treatment
- Comparative Disparate Treatment
- Redlining
- Modern-day Redlining
- Digital Redlining
- Reverse Redlining
- Credit Discretion
- Algorithms / Artificial Intelligence
- Borrower Immigration Status
- Institutional Risk
- Third Party Risk
- Indicators of Discrimination

APPRAISAL EQUALITY

- Commitment to Appraisal Equality
- Uniform Residential Appraisal Report
- Artificial Intelligence in Appraisals
- Under-contract Appraisals
- Automatic Valuation Models (AVM)
- Reinstatement of Value (ROV)
- Unacceptable Appraisal Practices

MODULE TWO

FAIR & INCLUSIVE OUTREACH

- Reasonably Expected Market Area
- Population Demographics
- Household Income
- Socioeconomics
- Housing Characteristics
- Credit Needs Assessment
- Measurable Goals
- Community Outreach
- Housing Partnerships Agencies
- Local and Municipal Initiatives
- Product Enhancement
- Special Purpose Credit Programs

TESTING PROCEDURES

- Performance Goals
- Performance Analysis
- Lending Distribution
- Loan Dispersion
- Redlining Analysis
- Pricing Analysis
- Similarly Situated Peer Analysis
- HMDA Data Integrity
- Self-evaluation
- Matched Pair Testing

EXAMINATION

- Preparing for a Fair Lending Exam
- CFPB Examination Procedures
- Transaction Testing
- Examination Questions

MODULE THREE

LOAN ORIGATION

- Rate Inquiries
- Prequalification
- Preapproval
- Borrower Identity Requirements
- Foreign Language Preference
- Homeownership Education
- Race and Ethnicity Instructions
- Collateral Eligibility
- Ability to Repay
- Tangible Net Benefit
- Alternative Product Options
- Private Mortgage Insurance
- Hazard Insurance
- Property Taxes
- Loan Estimate Disclosure
- Service Providers
- Prohibited Activities by Originators
- Processing Quality of Assistance
- Credit Scoring Models
- Non-traditional Credit
- Non-traditional Income
- Down Payment Assistance
- High Needs Areas
- Compensating Factors
- Credit Decision
- Counteroffer
- Credit Denial
- Specific Reasons for Denial
- Artificial Intelligence in Denials
- Second Review
- Withdrawn Applicants
- Files Closed for Incompleteness
- Complaint Resolution

MODULE FOUR

TRAINING AND MONITORING

- Board of Directors
- Department Managers
- Origination Staff
- Processing Staff
- Underwriters
- Closing Coordinators
- Post Closing Staff
- Customer Service (Human)
- Customer Service (Virtual)
- Disclosure Compliance Monitoring
- Loan Decision Compliance Monitoring
- Settlement Compliance Monitoring

THIRD PARTY OVERSIGHT

- General Requirements
- Vendor Approval Process
- Information Security
- Technology Vendors
- Third Party Originators
- Appraisal Companies
- Property Inspection Companies
- Other Vendors
- Verification Services
- Escrow Companies
- Title Companies
- Settlement Agents
- Letter of Corrective Action
- Termination of Service Provider

MODULE FIVE

COMPLIANCE REGULATIONS

- Equal Credit Opportunity Act (ECOA)
- Fair Housing Act (FHAct)
- Marketing and Advertising Practices
- ECOA Valuations Rule
- Valuation Independence
- CFPB Mortgage Loan Originators Rule
- Ability to Repay Rule
- Truth in Lending/RESPA Disclosure (TRID)
- Know Before You Owe Rule
- Unfair, Deceptive, or Abusive Acts and Practices (UDAAP)

For each module clients receive:

- ▶ Editable MS Word Document
- ▶ Power Point Presentation



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