



## CompliSource Mortgage and Home Equity Lending

CompliSource is an unlimited-user, subscription- and Internet-based tool that offers you an efficient and cost-effective method for managing state law compliance across your organization.

Continuously updated by a dedicated staff of attorneys and paralegals, it assists you in reducing your risk of litigation by helping you proactively address ever-changing laws and regulations. In addition, CompliSource can help reduce the amount of time and money you spend preparing multistate summaries and tracking and responding to legislative changes.

CompliSource for Mortgage and Home Equity Lending is one of the most comprehensive compilations of information available about state laws and regulations governing first lien and junior lien, open-end and closed-end, residential mortgage loans. It provides interpretive summaries for key substantive areas that analyze state laws with links to the complete statutory text.

CompliSource for Mortgage and Home Equity Lending also offers customized Debt Collector Manuals for use by line collectors. The manuals incorporate your organization's corporate collection policies in a user-friendly narrative of state and federal debt collection law.

### Features and Benefits

- On-line, subscription-based compliance tool has been trusted and in use since 1995
- Continuously updated by a staff of attorneys and paralegals
- Unlimited content and technical support—at no extra charge
- Monthly e-mail alerts (and interim alerts as needed)
- On-line archive including over five years of state law changes
- Entity-wide license with an unlimited number of users
- One click comparisons of first and second mortgage laws for each state
- The ability to search all 51 jurisdictions in seconds—on any topic
- The ability to search federal laws and regulations applicable to first and second mortgages
- Custom searches of multiple topics
- The ability to annotate contents for others to see
- The capability to filter information by lender, broker, or license type
- Customized Debt Collector Manuals for line collectors

## Mortgage and Home Equity Lending Summaries

**Lending Summary**—Explains the scope and content of the state law(s) and regulations governing the substantive terms of open-end and closed-end mortgage secured loan documents, including required notices and loan provisions.

**Fees and Charges Summary**—Covers origination and servicing fees commonly charged by mortgage brokers, lenders, and servicers. Includes discussions of maximum interest rate, prohibited charges, origination fees, delinquency fees, debt collection fees, rate lock fees, prepayment fees, modification fees, appraisal fees, release fees, attorneys' fees, and dishonored check charges.

**Licensing Summary**—Covers all licensing matters for mortgage lenders, brokers, servicers, and originators, including licensing exemptions, educational requirements, branch office licensing, and recordkeeping requirements.

**Security Instrument Summary**—Covers the formalities of execution, recording, assignment, and satisfaction of mortgages, as well as closing requirements, loan acceleration, marital property, and homestead issues.

**Federal Preemption Summary**—Covers key federal laws that preempt state mortgage lending laws, including DIDMCA, AMTPA, Garn-St. Germain, and Homeowners Protection Act of 1998, and identifies states that have "opted out" of each statute.

**Predatory Lending Summary**—Explains the scope and exemptions of state "high cost" mortgage laws, applicable restrictions on fees and activities a lender may take, and notices required to be given.

**Debt Collection Summary**—Sets forth prohibited collection methods. Also describes debt collection disclosure requirements and state soldiers' and sailors' relief laws.

**Privacy Summary**—Details state law regarding consumer protection of personal information and privacy rights, including restrictions on telemarketing and financial disclosures as well as data breach disclosure requirements.

### About Wolters Kluwer Financial Services

Wolters Kluwer Financial Services ([www.WoltersKluwerFS.com](http://www.WoltersKluwerFS.com)) is a leading provider of compliance, content, technology, and services for banking, securities, and insurance. We bring together some of the industry's most trusted and reliable solutions to help financial organizations address compliance requirements, reduce risk, and operate more efficiently.

To learn more, please visit [www.WoltersKluwerFS.com](http://www.WoltersKluwerFS.com).

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