

# Pratt's RESPA Manual

*A Complete Guide to the Real Estate Settlement Procedures Act*

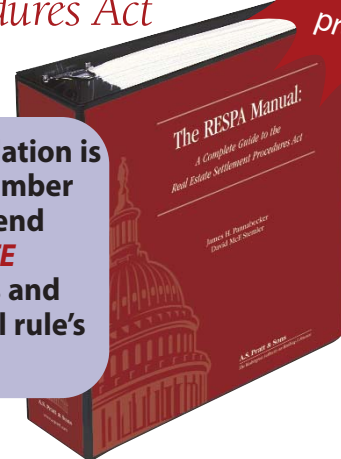
**Your source for complete up-to-date coverage of all RESPA compliance issues including HUD'S newly released RESPA reform proposal**

**RESPA Manual: A Complete Guide to the Real Estate Settlement Procedures Act** includes a special chapter that provides a detailed discussion of HUD's RESPA reform proposal's specific provisions, the compliance burdens and costs they will impose on the industry, as well as other legislative proposals related to RESPA.

The 2008 proposal is intended to protect consumers from high settlement costs and calls for substantial changes involving:

- Standardization of Good Faith Estimates
- Accurate estimates of the costs of settlement services
- Improving the disclosure of yield spread premiums
- Facilitating comparisons between the GFE and HUD-1 and HUD-1A settlement statements
- Ensuring that consumers are aware of their loan terms and settlement costs
- Clarifying that negotiated fee discounts and alternative cost pricing mechanisms do not violate RESPA

**PLUS** – If the regulation is finalized by September 30, 2008 we will send you a **FREE UPDATE** including analysis and insight to the final rule's requirements!



Just updated with HUD's RESPA reform proposal

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## RESPA MANUAL: A COMPLETE GUIDE TO THE REAL ESTATE SETTLEMENT PROCEDURES ACT

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# Pratt's RESPA Manual

*A Complete Guide to the Real Estate Settlement Procedures Act*

**Get recent HUD enforcement actions, state enforcement and court decisions under RESPA and Regulation X.**

This comprehensive source for RESPA compliance needs includes:

- All current compliance issues
- Chapters covering broker fees, computer loan originations, escrow account rules and mortgage servicing transfers
- Sample disclosures and compliance checklists so you can run your own self audits and verify that nothing is overlooked
- Interpretations, statements of policy, key court rulings with editorial annotations to help you find key points and quickly identify important changes, and practical tips to help you quickly resolve common problems
- A CD containing regulatory issuances such as the new proposed rule.

**Pratt's RESPA Manual** tells you how to comply with current rules in areas such as:

- Good faith estimates
- Broker fees
- Volume-based compensation
- Secondary market compensation
- Escrow account rules
- Gifts to settlement service providers
- Initial and closing disclosures
- Enforcement provisions
- Title companies
- Mortgage servicing transfers
- Employer-employee compensation
- Computer loan origination systems
- Controlled business arrangement disclosures
- Sham controlled business arrangements
- Rental of office space
- Lock outs
- Retaliation

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## About the Authors

**James H. Pannabecker** practices law in Natural Bridge Station, Virginia and focuses on banking law and regulatory compliance. He was formerly General Counsel of Citicorp Mortgage, Inc., where he managed the provision of legal services for the nationwide origination of mortgage loans through Citicorp's affiliated first mortgage lenders. Before joining Citicorp, Mr. Pannabecker served as in-house counsel to Maryland National Bank; First Virginia Banks, Inc.; and First American Mortgage. Mr. Pannabecker is the author of numerous publications in the areas of truth-in-lending, real estate settlement procedures, and banking law.

**David McF. Stemler** is an author/editor of Pratt's Letter, Pratt's Federal Advertising and Marketing Law Guide, Pratt's Federal Fair Lending and Credit Practices Manual, and Pratt's RESPA Manual as well as Pratt's Bank Law & Regulatory Report. Mr. Stemler is a graduate of Pennsylvania State University and the University of Pittsburgh School of Law. He is a member of the bar in Pennsylvania and the District of Columbia.

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