

TRID, RESPA, and TILA Quick Reference Guide

This quick reference guide provides a clear breakdown of the three major mortgage lending regulations—TRID, RESPA, and TILA.

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A Comprehensive Guide by The Housing Assistant



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Regulation	What It Stands For	Purpose	Key Requirements
TRID	TILA-RESPA Integrated Disclosure	Combines disclosures from TILA and RESPA to simplify loan info for borrowers.	Loan Estimate (LE) within 3 days of application Closing Disclosure (CD) at least 3 business days before closing Clear breakdown of terms, fees, APR.
RESPA	Real Estate Settlement Procedures Act	Protects consumers by requiring disclosure of closing costs and prohibiting kickbacks.	GFE (now LE), HUD-1 (now CD) No referral fees/kickbacks Escrow account rules.
TILA	Truth in Lending Act	Ensures lenders provide clear info about loan terms and total costs of borrowing.	APR disclosure Right of rescission (for refis) Clear terms in advertising and disclosures.

THA Tips

- Always issue the LE within 3 business days of receiving a complete application.

- Make sure the borrower receives the CD at least 3 business days before closing.
- Never accept referral fees—RESPA violations can result in heavy penalties.
- When quoting rates, ensure APR and total interest percentages are clearly shown.