

MEMORANDUM

To: Subscribers to *Compliance Examinations Update for Financial Institutions*

From: A.S. Pratt & Sons

Subject: Highlights

Enclosed is the latest update of *Compliance Examinations for Financial Institutions*. This update presents examples and guidance for such compliance areas as:

- **Trigger for High-Fee Mortgage Loan Disclosures Increases**
(Regulation Z Commentary 12 CFR 226.32(a)1(ii)-2) 3-27
- **Federal Reserve Board Amends Regulation Z to Prohibit Delayed Crediting of Mortgage Payments**
(12 CFR 226.36(c)(1)(i) and (2)) 3-39
- **The New Threshold for Determining Higher-Priced Mortgage Loans**
(12 CFR 226.35) 3-42
- **Regulation Z Revisions Prohibit Extending Credit Without Regard to Ability to Repay**
(12 CFR 226.34(a)(4) and 226.35(b)(1)) 3-43
- **Regulation Z Revisions Restrict Prepayment Penalties**
(12 CFR 226.32(d)(6) and (7), and 226.35(b)(2)) 3-46