

FINANCING REGULATIONS IN INDIANA

STUDY SHEET

Summary

In this section, you explored both federal and state legislation and agencies that work to regulate the real estate and mortgage lending industries.

Top Takeaways

- The Real Estate Settlement Procedures Act ([RESPA](#)) protects consumers by prohibiting illegal referrals and kickbacks.
- The Truth in Lending Act ([TILA](#)) protects consumers by requiring timely disclosure of relevant financing information and data.
- The Equal Credit Opportunity Act ([ECOA](#)) prohibits discrimination based on protected classes in providing mortgage loans.
- The Home Mortgage Disclosure Act ([HMDA](#)) and Community Reinvestment Act ([CRA](#)) regulate how lenders interact with the communities they serve.
- The Consumer Financial Protection Bureau ([CFPB](#)), established by the Dodd-Frank Act in the wake of the most recent mortgage crisis, oversees laws that protect consumers.
- The TILA/RESPA Integrated Disclosure rule ([TRID](#)) regulates the type and timing of lending data provided to consumers.
- Indiana, through the attorney general's office and its [Professional Licensing and Homeowner Protection Unit](#), the [Mortgage Lending and Fraud Prevention Task Force](#), and the [Secretary of State Securities Division](#), oversees both licensed and unlicensed individuals as well as lending institutions, with respect to mortgage fraud and predatory lending.

Take a look back at your notes for these items:

- The actions that constitute mortgage fraud
- The actions that constitute predatory lending
- Specific Loan Estimate (LE) and Closing Disclosure (CD) requirements
- Your role in preventing mortgage fraud and related disclosure requirements