



July General Membership Meeting Recap

REACH Inc.

The MBA of the Bluegrass was honored to have Tina Burns, Executive Director of REACH, Resources Education & Assistance for Community Housing, speak at the July 11 General Membership Meeting. From their website, reach-ky.com, REACH was established with a mission to help low- to moderate-income families and individuals become financially self-sufficient and obtain affordable housing. REACH, Inc. is a consortium of 20 entities that was established in 1994 to help low-to moderate income families and individuals become first-time homebuyers. REACH provides homebuyer education and housing counseling services to help clients prepare for owning a home, as well as financial assistance with down payment and closing costs assistance to make purchasing a home more affordable. In 2006 REACH became a Community Housing Development Organization (CHDO) which allows the agency to serve as a developer for affordable housing.



From left: Tyler Gossett, Tina Bruce, Jason Heflin

REACH has assisted more than 750 families and individuals in becoming homeowners in Central Kentucky.

REACH's programs consist of **Housing Counseling and Education**, **REACH HOME** which allows eligible clients living in Bourbon, Clark, Fayette, Jessamine, Scott, and Woodford counties **who want to purchase a home in Fayette County** to receive financial assistance, and **REACH CHDO** (Community Housing Development Organization) which assists eligible clients in purchasing rehabilitated homes in Fayette County.

Elisa Bruce, the Director of Homeownership Education & Counseling, provided the audience some materials regarding how lending partners can partner with REACH Inc. to provide counseling for their clients. Clients can register online for the home ownership education course which is designed to be 4 1/2-6 hours in length which exceeds the National Industry Standards.

To learn more about REACH Inc. and its programs please visit their website, reach-ky.com or contact Tina Burns at (859) 455-8057, ext. 26 or tburns@reachky.com.

The MBA of the Bluegrass wants to thank Bluegrass Land Title, LLC with Alison Sheshull for sponsoring this meeting!





To reach the American dream of homeownership, first-time homebuyers may struggle to save enough money for the down payment and closing costs. As the state housing finance agency since 1972, Kentucky Housing Corporation (KHC) has helped nearly 98,000 families purchase a home. KHC offers a variety of low-interest mortgage loans and special funding programs, as well as Down payment Assistance Programs (DAP) and Home Buyer Tax Credits, to make owning a home affordable for Kentuckians.

KHC has the tools to overcome barriers to homeownership. Tax credits and down payment assistance, gives you more options to get your customers into a home, and can help you close more loans.

Let us help your customers achieve their dream of homeownership!

Please visit KHC's website for more information and marketing materials.

For more information KHC's programs, or to receive marketing materials for them, contact KHC Single-Family Programs toll-free in Kentucky at 800-633-8896 or 502-605-1320; TTY 711; or email khuw@kyhousing.org.

www.kyhousing.org



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KHC | Kentucky
Housing
Corporation
Investing in quality housing solutions.

Thursday and Friday, September 12-13, 2019
LEXINGTON CONVENTION CENTER

#KAHC19

2019 Kentucky Affordable Housing Conference

Beyond the Vision of
HOME

www.kyhousing.org

Join us for the 2019 Kentucky Affordable Housing Conference—Beyond the Vision of Home—to collaborate with other housing professionals and get the tools to help families, and the Commonwealth, succeed.



Speakers include:

Jon Petz, a hysterical, inspiring and jaw-dropping motivational speaker.

Glenn Lundy, host of the popular Facebook Live show, #RiseandGrind.



More speakers can be found on KHC's website at www.kyhousing.org.

Registration Now Open!

Be sure to get special online pricing by registering today.

Presented by



Looking for Members!



Do you know a bank, an attorney, a title company, an insurance company, or mortgage lender who should be a member of the MBA of the Bluegrass??? Please be inviting! **Contact any of the board members listed on the website.**

“Remember, members do business with members.”

2019 MBA of the Bluegrass Inc. Board Officers

President—Jason Heflin, (859) 621-6592, JHeflin@loandepot.com

President Elect—Tyler Gossett, (859) 588-5820, tyler.gossett@53.com

Secretary—Brad Howard, (859) 281-5217, brad.howard@pnc.com

Treasurer—Mitch Florence, (859) 533-0764, MFlorence@republicbank.com

Past President—Abdul Muhammad, (859) 244-7254, AMuhammad@wesbanco.com

MBA of the Bluegrass 2019 Board Officers and Directors

Board Officers—

Jason Heflin—President, loanDepot, LLC*
Tyler Gossett – President Elect, Fifth Third
Mitch Florence – Treasurer, Republic Bank
Brad Howard—Secretary, PNC Mortgage
Abdul Muhammad –Immediate Past President, WesBanco Bank

Directors—

Brenda Weaver—ehome Network*
Tim Vaughan—Supreme Lending*
Bryan May—Century Mortgage Company
Alison Sheshull—Bluegrass Land Title LLC
Sherri Wagerman—MGIC
Wayne Thompson—Bankers Mortgage Consulting*
Marcie Morris—Kentucky Housing Corporation
Elke White—PNC Mortgage
Ryan McCord—Ryan McCord Insurance-KY Farm Bureau
Mat Hulberg—Jett Title

*Past Presidents

CFPB Advance Notice of Proposed Rulemaking (QM)

MBAKY members, the communication below is from the CFPB, and was sent out July 25 covering an Advance Notice of Proposed Rulemaking regarding QM.

Washington, D.C. - The Consumer Financial Protection Bureau (Bureau) today issued an Advance Notice of Proposed Rulemaking (ANPR) seeking information relating to the expiration of the temporary qualified mortgage provision applicable to certain mortgage loans eligible for purchase or guarantee by the Government Sponsored Enterprises (GSEs), Fannie Mae and Freddie Mac, in the Bureau's Ability to Repay/Qualified Mortgage (ATR/QM) Rule. This provision, also known as the GSE patch, is scheduled to expire no later than Jan. 10, 2021.

The ANPR states that the Bureau currently plans to allow the GSE Patch to expire in January 2021 or after a short extension, if necessary, to facilitate a smooth and orderly transition away from the GSE Patch.

In the ANPR, the Bureau solicits comments on possible amendments to the ATR/QM Rule, including whether to revise Regulation Z's definition of a qualified mortgage in light of the GSE Patch's scheduled expiration. The ANPR seeks information and comment on whether the definition of qualified mortgage should retain a direct measure of a consumer's personal finances (for example, debt-to-income ratio), and whether the definition should include an alternative method for assessing financial capacity.

"Loans backed by Fannie Mae and Freddie Mac make up a large portion of the U.S. mortgage market," said CFPB Director Kathleen L. Kraninger. "The national mortgage market readjusting away from the Patch can facilitate a more transparent, level playing field that ultimately benefits consumers through stronger consumer protection. We want to hear all perspectives on how to move beyond the GSE Patch, the impact on credit, the role of the private mortgage market, and possible modifications to the definition of qualified mortgages and the rules governing the documentation of debt and income. The Bureau is committed to ensuring a smooth and orderly mortgage market throughout its consideration of these issues and any resulting transition away from the GSE Patch."

The Dodd-Frank Wall Street Reform and Consumer Protection Act amended the Truth in Lending Act (TILA) to establish ability-to-repay requirements for most residential mortgage loans. TILA identifies factors a creditor must consider in making a reasonable and good faith assessment of a consumer's ability to repay or ATR. TILA also defines a category of loans called qualified mortgages for which creditors may presume compliance with the ability-to-repay (ATR) requirements. The GSE Patch, adopted in the Ability to Repay/Qualified Mortgage Rule, expanded the definition of qualified mortgage to include certain mortgage loans eligible for purchase or guarantee by the GSEs, and in most cases these loans are granted a safe harbor from legal liability in connection with the ATR requirements. These Temporary GSE QM loans generally qualify for that safe harbor from legal liability even if their debt-to-income ratio exceeds the 43 percent threshold otherwise generally required for loans to obtain qualified mortgage status.

Earlier this year, the Bureau released an assessment of its Ability to Repay/Qualified Mortgage Rule and found that GSE QM loans represent a "large and persistent" share of originations in the conforming mortgage market and that creditors generally offered a Temporary GSE QM loan even when a General QM loan could be originated.

The ANPR is available at: https://files.consumerfinance.gov/f/documents/cfpb_anpr_qualified-mortgage-definition-truth-in-lending-act-reg-z.pdf

The Consumer Financial Protection Bureau is a 21st century agency that helps consumer finance markets work by regularly identifying and addressing outdated, unnecessary, or unduly burdensome regulations, by making rules more effective, by consistently enforcing federal consumer financial law, and by empowering consumers to take more control over their economic lives. For more information, visit consumerfinance.gov.

Alan Thorup

MBAKY Executive Director

317-428-7699

mbaky@sbcglobal.net

Title: MBA Applauds President Trump for Signing the Protecting Affordable Mortgages for Veterans Act of 2019

Source: MBA

Date: July 26, 2019

Contact: Rob Van Raaphorst,

rvanraaphorst@mba.org

MBA[®]

MORTGAGE BANKERS ASSOCIATION

WASHINGTON, D.C. (July 26, 2019) - Today the Mortgage Bankers Association (MBA) applauded President Donald Trump for signing into law the Protecting Affordable Mortgages for Veterans Act of 2019.

This bill will remove duplicative requirements that are causing many mortgages guaranteed by the Department of Veterans Affairs, and refinanced in 2018, to remain ineligible for Ginnie Mae pooling. Importantly, it does not weaken any of the consumer protections that are necessary for refinances to obtain a VA guaranty.

"MBA is pleased that President Trump signed this important piece of legislation that clarifies when Department of Veterans Affairs home loans qualify to be pooled into Ginnie Mae securities," said MBA President and CEO Bob Broeksmit. "We specifically want to recognize the sponsors of this legislation, Representatives David Scott (D-GA), Lee Zeldin (R-NY), Mike Levin (D-CA), and **Andy Barr (R-KY)**, as well as Senators Kyrsten Sinema (D-AZ) and Thom Tillis (R-NC), in addition to the authorizing committees and congressional leaders, for their efforts."

The bill also restores the calculation of the 210-day seasoning period to its original form. Specifically, the seasoning period will begin on the first payment due date of the prior loan, rather than the date that the borrower made the first payment. This change will better enable lenders to ensure that they are in compliance with this important consumer protection.

Broeksmit continued, "This issue has significant importance to our members, and we have worked tirelessly with members of Congress, in both chambers and on both sides of the aisle, to alert them of the need to address the 'VA orphan loan' problem. Because of this legislation, the VA home loan marketplace can remain liquid, stable, and affordable for our nation's veterans."

2019 Committees

The next two pages have the committees for 2019. If you want to plug in and do more for the MBA of the Bluegrass please contact one of the board officers or committee chairs.

Legislative—Is responsible for reporting to the Board of Directors and the membership any current activity on local, state, or national legislative issues.

Committee Chair—Tim Vaughan, (859) 327-0085, tim.vaughan@supremelending.com

By-Laws/Ethics—Reviews the by-laws and proposes any changes that are necessary. Responsible for inquiries or accusations against members and reporting to the Board of Directors their findings and recommendations.

Committee Co-Chairs—Brenda Weaver, CMB, (844) 243-4663, bweaver@ehomenetwork.org and Sherri Wagerman, (502) 930-2697, sheri_wagerman@mgic.com

Finance—Shall prepare a budget of the estimated income and expenses of the organization for the year.

Committee Chair—Mitch Florence, (859) 533-0764, MFlorence@republicbank.com

Membership—In charge of recruitment and retention. They will devote their attention to the proper welcoming of new members and guests and to strive to encourage friendships among members.

Committee Chair—Abdul Muhammad, (859) 244-7254, AMuhammad@wesbanco.com

Affiliate Relations—This committee is responsible for promoting and recruiting affiliate members to the organization. This involves planning and conducting special events for our affiliates.

Committee Chair—Alison Sheshull, (859) 771-6423, alison@bluegrasslandtitle.com

2019 Committees Continued:

Education/Programs—This committee is responsible for organizing meetings, identifying location, scheduling speakers, and securing sponsorships for the events. Additionally this committee is responsible for arranging any special events like the golf outing and Christmas party. This committee selects topics, arranges dates/times, and secures speakers for Educational Roundtables to educate the membership.

Committee Chair—Tyler Gossett, (859) 543-1487, tyler.gossett@53.com

PR/Communications/Social Media—Supplies monthly notices concerning the organization meetings and other interesting information of the membership to newspapers, radio and television stations.

Committee Co-Chairs— Jason Heflin, (859) 621-6592, JHeflin@loandepot.com, Wayne Thompson, wthompson@bankersmortgageconsulting.com

Awards

Committee Co-Chairs—Wayne Thompson, wthompson@bankersmortgageconsulting.com, and Brenda Weaver, CMB, (844) 243-4663, bweaver@ehomenetwork.org

Nominations

Committee Chair—Abdul Muhammad, (859) 244-7254, AMuhammad@wesbanco.com

Important Websites to Know

Mortgage Bankers Association of Louisville

<http://www.mbalou.org>

Mortgage Bankers of Kentucky

<http://www.mbaky.org>

The National Mortgage Bankers Association

<http://www.mortgagebankers.org>

Mortgage Fraud Blog

<http://www.mortgagefraudblog.com/>

FBI Mortgage Fraud

<http://www.fbi.gov/page2/dec05/operationquickflip121405.htm>