

## **High Cost Mortgage Rule**

- 1) For all consumer residential mortgage applications, creditors must provide a list of 10 homeownership counseling agencies closest to the applicant's zip code within 3 business days of application.
- 2) The CFPB has developed a website that will automatically generate the list of 10 HUD-approved home ownership counseling agencies closest to the applicant's zip code.  
[www.consumerfinance.gov/find-a-housing-counselor](http://www.consumerfinance.gov/find-a-housing-counselor)
- 3) The disclosure should include the following language:

*“The counseling agencies on this list are approved by the U.S. Department of Housing and Urban Development (HUD), and they can offer independent advice about whether a particular set of mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost to you. This list shows you several approved agencies in your area. You can find other approved counseling agencies at the Consumer Financial Protection Bureau’s (CFPB) website: [consumerfinance.gov/mortgagehelp](http://consumerfinance.gov/mortgagehelp) or by calling 1-855-411-CFPB (2372). You can also access a list of nationwide HUD-approved counseling intermediaries at [http://portal.hud.gov/hudportal/HUD?src=/ohc\\_nint](http://portal.hud.gov/hudportal/HUD?src=/ohc_nint).”*

- 4) Lenders that use a Loan Origination System (LOS) and that intend to incorporate the new CFPB requirement into their LOS will have additional 6-months to implement the rule.

5) Those lenders who utilize this 6 month extension period should give the applicant the following notice within 3 business days of receiving the application:

*“Housing counseling agencies approved by the U.S. Department of Housing and Urban Development (HUD) can offer independent advice about whether a particular set of mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost.*

*If you are interested in contacting a HUD-approved housing counseling agency in your area, you can visit the Consumer Financial Protection Bureau’s (CFPB) website, [www.consumerfinance.gov/find-a-housing-counselor](http://www.consumerfinance.gov/find-a-housing-counselor), and enter your zip code.*

*You can also access HUD’s housing counseling agency website via [www.consumerfinance.gov/mortgagehelp](http://www.consumerfinance.gov/mortgagehelp).*

*For additional assistance with locating a housing counseling agency, call the CFPB at 1-855-411-CFPB (2372).”*