

## Course Title: Decoding the (HUD) Closing Disclosure Statement

**Course Description:** The closing statement (HUD1) is the second most important document to understand and go over with your customer after the purchase agreement. This course takes you through the history of TILA, RESPA and CFPB which all contribute to the shape and function of the closing disclosure statement. We go through the disclosure line by line and examine where it comes from and how it is calculated. The joining of the closing disclosure and Good Faith Estimate from the loan company is also discussed. You'll finally have answers to your questions and be able to go through it all with your customers.

### Learning Objectives (See attachment on Bloom's Taxonomy and Learning Levels)

Learning Level	Learning Objective
Insert Level (Words or Or Numbers)	Insert corresponding learning objective
1 Comprehension	The broker will be able to recognize the origin and history of the closing settlement statement and its importance
2 Comprehension	The broker will be able to demonstrate their skills in answering questions posed by their customer about the settlement disclosure
3 Analysis	The broker will be able to Identify the origin and method of calculating each area of the settlement disclosure
4 Synthesis	The broker will be able to understand and explain the relationship between the settlement disclosure, purchase agreement and GFE
5 Evaluation	The broker will be able to assist their customer in determining that the closing achieved what was understood in the purchase agreement
6	

The following will be the means used in assessing whether the Learning Objectives have been met (Pre and post test, Q&A etc.)

Insert specific methods

**Timed Outline:** Describe in detail the components of the course by breaking it down into subject matter areas of no greater than 15 minutes. What will be the method of instruction or teaching technique used for each area (lecture, slides, group activities, videotape etc.)

Length in Time (15 min. increments)	Teaching Technique	Subject Matter Segment and Description
0-15 Mins	Lecture	Introduction, establish goals and objectives
15-30	Lecture	Importance and function of the settlement disclosure statement
30-45	Lecture	History of TILA, RESPA, CFPB and the GFE
45-60	Exercise	Take a quiz detailing their knowledge of the CDS
60-75	Lecture	Review the quiz and identify areas of misunderstanding
75-90	Break	

