



Announcement 23-17C

Independence Day Holiday

Tuesday, July 4th, 2017 is a legal public holiday in observance of Independence Day. Mortgage Solutions Financial will be closed on Tuesday, July 4th, 2017 for the holiday.

Rescission Period

Under Regulation Z, the following legal public holidays are not considered business days and should not be included in the borrower's three-day rescission period:

New Year's Day	Labor Day
Martin Luther King Jr. Day	Columbus Day
President's Day	Veteran's Day
Memorial Day	Thanksgiving Day
Independence Day	Christmas Day

Impact on TILA MDIA and TRID Requirements

Tuesday, July 4th, 2017 is a federal holiday; therefore this date cannot be included in counting the seven business day waiting period from when the initial TIL was provided to consummation. When re-disclosure of the TIL is required or disclosing the CD, this date also cannot be included in counting the three business day period from when a revised TIL or CD was provided to a borrower to consummation.