



## ***Announcement 28-17R***

### ***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.