



Announcement 05-17W

President's Day Holiday

Monday, February 20th, 2017 is a legal public holiday in observance of President's Day. Mortgage Solutions Financial will be open 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

Monday, February 20th, 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.

Lock Desk

The Mortgage Solutions Financial lock desk will be open and accepting lock requests on Monday, February 20th, 2017.

Funding

Mortgage Solutions Financial will not be able to fund loans Monday, February 20th, 2017 due to bank closures in observance of the holiday.