NO ASSET RESTRICTION

- **TRID Relief**: Removes three-day waiting period required under TILA-RESPA mortgage disclosure when creditor extends a second offer of credit with lower APR.

- **Appraisal Requirement Exemption**: Exemption for rural mortgage portfolio loans of less than $400,000 if unable to find a state-certified/licensed appraiser to perform the appraisal in a timely manner.

- **Reciprocal Deposits**: Certain reciprocal deposits will not be considered brokered deposits.

- **HMDA Exemption**: Exemptions from collecting the new Dodd-Frank Act data fields for banks with “satisfactory” CRA ratings that originate fewer than 500 closed-end mortgage loans or fewer than 500 open-end lines of credit.

BANKS $3 BILLION OR LESS

- **Fed’s Small BHC Policy**: Raises the Federal Reserve’s Small Bank Holding Company Policy Statement’s asset threshold from $1 billion to $3 billion.

- **Exam Cycle**: Well-managed, well-capitalized banks qualify for 18-month exam cycle, up from $1 billion.

BANKS UNDER $5 BILLION

- **Short-Form Call Report**: Agencies required to reduce reporting requirements for the first and third quarters for banks that meet appropriate criteria.

BANKS UNDER $10 BILLION

- **QM Relief**: Certain mortgage loans originated and retained in portfolio deemed to be qualified mortgages.

- **Escrow Requirement Exemption**: Exemption from TILA escrow requirement for banks that make 1,000 or fewer first lien mortgages on principal dwellings.

- **Capital Simplification**: Agencies to establish a tangible equity leverage ratio between 8-10 percent; banks exceeding the ratio meet risk-based capital and leverage requirements and are “well-capitalized.”

- **Volcker Rule Exemption**: Banks with total trading assets and liabilities not exceeding 5 percent of total assets exempt from the Volcker rule.

BANKS $10 BILLION-$50 BILLION

- **DFAST Eliminated**: These
institutions no longer subject to mandatory Dodd-Frank Act stress testing.

- **Risk Committees**: These publicly held institutions no longer required to have a risk committee.

**BANKS $50 BILLION-$100 BILLION**

- **DFA Prudential Standards**: On enactment date, these institutions will be exempt from the Dodd-Frank enhanced prudential standards.

**FEDERAL SAVINGS INSTITUTIONS**

- **Federal Savings Associations**: Institutions with assets of $20 billion or less can elect to operate with national bank powers.

**BANKS $100 BILLION-$250 BILLION**

- **DFA Prudential Standards**: Eighteen months after date of enactment, these institutions will be exempt from the Dodd-Frank enhanced prudential standards, other than stress testing. However, the Fed will have the discretionary authority to apply the standards to these banks.

**OTHER**

- **Credit Freezes**: Credit bureaus to provide consumers with free security freezes, and active duty service members with free credit monitoring, upon request.

- **Elder Financial Abuse**: Protections for certain bank employees who disclose the suspected exploitation of a senior citizen to a regulatory or law-enforcement agency.

- **Cyber Threats**: Treasury to study/report on the risks of cyber threats to financial institutions and the U.S. capital markets.

- **Identity Fraud Prevention**: Social Security Administration to accept electronic consumer consent for banks verifying customer identity, to combat “synthetic” identity fraud.

- **Medical Debts of Veterans**: Certain medical debts incurred by veterans excluded from consumer reporting under FCRA.

- **Servicemember Foreclosure Protection**: Foreclosure relief provisions for servicemembers made permanent.

- **VA Loans**: VA lenders required to demonstrate a material benefit to the borrower when refinancing their mortgage.

- **Credit Score Models**: Fannie Mae/Freddie Mac to establish process for validating and accepting alternative credit score models.

- **Mortgage Licensing**: Registered/licensed loan originators given temporary authority to act under SAFE Mortgage Licensing Act when changing employers.

- **Manufactured Housing**: TILA amended to exclude as a “mortgage originator” an employee of a retailer of manufactured/modular homes who does not receive compensation from residential mortgage loan applications.
Renters’ Protection: The Protecting Tenants at Foreclosure Act (sunset in 2014) permanently restored.

PACE Loans: Real property retrofit (PACE) loans subject to consumer protections.

Asbestos Hazards: Treasury Dept. authorized to use loan guarantees and credit enhancements to remediate lead and asbestos hazards in residential properties.

Appraisal Services: Appraisal services donated by fee appraisers as charitable contributions will be “customary and reasonable” under TILA (Habitat for Humanity).

Student Loans: Private student lenders may not declare default against student borrowers due to death or bankruptcy of co-signer. Co-signers are released from their obligations upon death of student borrower.

Financial Literacy: Treasury to establish non-binding best practices for colleges regarding financial literacy to assist students making borrowing decisions.

Credit Union Lending: Loans secured by 1- to 4-family dwelling, that is not the primary residence of a member, is not a member business loan under Federal Credit Union Act.

Bank Mutual Funds: Certain funds able to share the same name as their bank-affiliated investment adviser.