

Preface

This 2025 edition of *Mortgage and Consumer Loan and Lease Disclosure Handbook: A Step-by-Step Guide with Forms* provides up-to-date guidance in one convenient and integrated source. The book addresses in summary format the latest disclosure requirements imposed on all types of mortgage lenders by the multiple federal laws and regulations applicable to loan originations. Carefully organized and formatted, the Handbook serves both as a guide to drafting standard and specialized documentation and as a quick reference source for dealing with the everyday problems that confront lending personnel.

The *Mortgage and Consumer Loan and Lease Disclosure Handbook* is designed for use by banks, savings and loans, credit unions, mortgage bankers, and other participants in the mortgage market and by their legal counsel. The easy-to-follow format makes the Handbook an ideal desk book for anyone who on a daily basis needs a readily available and easy-to-read reference source. The Handbook will be updated annually to ensure that users stay informed of current federal compliance requirements and have access to the most up-to-date sample forms.

It should be noted that effective May 12, 2025, the Consumer Financial Protection Bureau withdrew certain guidance materials, including Circulars, Bulletins, Policy Statements, Interpretive Rules, and Advisory Opinions. The list of withdrawn guidance materials was published in the Federal Register.¹ The Bureau withdrew the guidance materials after President Donald Trump issued a memorandum on April 11, 2025, prohibiting improper use of guidance by the Bureau. During President Trump's first term, he issued Executive Order 13891 on October 9, 2019, directing agencies to not use guidance documents to create new rights or obligations binding on persons or entities outside of the Federal Government. Executive Order 13891 required agencies to impose legally binding requirements on the public only through regulations and on parties on a case-by-case basis through adjudications, and only after appropriate process, except as authorized by law or as incorporated into a contract. Executive Order 13891 was rescinded by President Joe Biden during his term, but President Trump has effectively reinstated that policy through his Memorandum dated April 11, 2025. Many of the withdrawn guidance materials relate to mortgage lending disclosures.

¹ Federal Register, Vol. 90, No. 90, pp. 20084-20087 (May 12, 2025).