

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Residential Real Property Disclosure Act is
5 amended by changing Sections 70, 72, and 76 as follows:

6 (765 ILCS 77/70)

7 Sec. 70. Predatory lending database program.

8 (a) As used in this Article:

9 "Adjustable rate mortgage" or "ARM" means a closed-end
10 mortgage transaction that allows adjustments of the loan
11 interest rate during the first 3 years of the loan term.

12 "Borrower" means a person seeking a mortgage loan.

13 "Broker" means a "broker" or "loan broker", as defined in
14 subsection (p) of Section 1-4 of the Residential Mortgage
15 License Act of 1987.

16 "Closing agent" means an individual assigned by a title
17 insurance company or a broker or originator to ensure that the
18 execution of documents related to the closing of a real estate
19 sale or the refinancing of a real estate loan and the
20 disbursement of closing funds are in conformity with the
21 instructions of the entity financing the transaction.

22 "Counseling" means in-person counseling provided by a
23 counselor employed by a HUD-approved counseling agency to all

1 borrowers, or documented telephone counseling where a hardship
2 would be imposed on one or more borrowers. A hardship shall
3 exist in instances in which the borrower is confined to his or
4 her home due to medical conditions, as verified in writing by a
5 physician, or the borrower resides 50 miles or more from the
6 nearest participating HUD-approved housing counseling agency.
7 ~~In instances of telephone counseling, the borrower must supply~~
8 ~~all necessary documents to the counselor at least 72 hours~~
9 ~~prior to the scheduled telephone counseling session.~~

10 "Counselor" means a counselor employed by a HUD-approved
11 housing counseling agency.

12 "Credit score" means a credit risk score as defined by the
13 Fair Isaac Corporation, or its successor, and reported under
14 such names as "BEACON", "EMPIRICA", and "FAIR ISAAC RISK SCORE"
15 by one or more of the following credit reporting agencies or
16 their successors: Equifax, Inc., Experian Information
17 Solutions, Inc., and TransUnion LLC. If the borrower's credit
18 report contains credit scores from 2 reporting agencies, then
19 the broker or loan originator shall report the lower score. If
20 the borrower's credit report contains credit scores from 3
21 reporting agencies, then the broker or loan originator shall
22 report the middle score.

23 "Department" means the Department of Financial and
24 Professional Regulation.

25 "Exempt person or entity" means that term as it is defined
26 in subsections (d) (1), (d) (1.5), and (d) (1.8) of Section 1-4 of

1 the Residential Mortgage License Act of 1987.

2 "First-time homebuyer" means a borrower who has not held an
3 ownership interest in residential property.

4 "HUD-approved counseling" or "counseling" means counseling
5 given to a borrower by a counselor employed by a HUD-approved
6 housing counseling agency.

7 "Interest only" means a closed-end loan that permits one or
8 more payments of interest without any reduction of the
9 principal balance of the loan, other than the first payment on
10 the loan.

11 "Lender" means that term as it is defined in subsection (g)
12 of Section 1-4 of the Residential Mortgage License Act of 1987.

13 "Licensee" means that term as it is defined in subsection
14 (e) of Section 1-4 of the Residential Mortgage License Act of
15 1987.

16 "Mortgage loan" means that term as it is defined in
17 subsection (f) of Section 1-4 of the Residential Mortgage
18 License Act of 1987.

19 "Negative amortization" means an amortization method under
20 which the outstanding balance may increase at any time over the
21 course of the loan because the regular periodic payment does
22 not cover the full amount of interest due.

23 "Originator" means a ~~"loan originator" as defined in~~
24 ~~subsection (hh) of Section 1-4 of the Residential Mortgage~~
25 ~~License Act of 1987, except an exempt person, and means a~~
26 "mortgage loan originator" as defined in subsection (jj) of

1 Section 1-4 of the Residential Mortgage License Act of 1987,
2 except an exempt person.

3 "Points and fees" has the meaning ascribed to that term in
4 Section 10 of the High Risk Home Loan Act.

5 "Prepayment penalty" means a charge imposed by a lender
6 under a mortgage note or rider when the loan is paid before the
7 expiration of the term of the loan.

8 "Refinancing" means a loan secured by the borrower's or
9 borrowers' primary residence where the proceeds are not used as
10 purchase money for the residence.

11 "Title insurance company" means any domestic company
12 organized under the laws of this State for the purpose of
13 conducting the business of guaranteeing or insuring titles to
14 real estate and any title insurance company organized under the
15 laws of another State, the District of Columbia, or a foreign
16 government and authorized to transact the business of
17 guaranteeing or insuring titles to real estate in this State.

18 (a-5) A predatory lending database program shall be
19 established within Cook County. The program shall be
20 administered in accordance with this Article. The inception
21 date of the program shall be July 1, 2008. A predatory lending
22 database program shall be expanded to include Kane, Peoria, and
23 Will counties. The inception date of the expansion of the
24 program as it applies to Kane, Peoria, and Will counties shall
25 be July 1, 2010. Until the inception date, none of the duties,
26 obligations, contingencies, or consequences of or from the

1 program shall be imposed. The program shall apply to all
2 mortgage applications that are governed by this Article and
3 that are made or taken on or after the inception of the
4 program.

5 (b) The database created under this program shall be
6 maintained and administered by the Department. The database
7 shall be designed to allow brokers, originators, counselors,
8 title insurance companies, and closing agents to submit
9 information to the database online. The database shall not be
10 designed to allow those entities to retrieve information from
11 the database, except as otherwise provided in this Article.
12 Information submitted by the broker or originator to the
13 Department may be used to populate the online form submitted by
14 a counselor, title insurance company, or closing agent.

15 (c) Within 10 business days after taking a mortgage
16 application, the broker or originator for any mortgage on
17 residential property within the program area must submit to the
18 predatory lending database all of the information required
19 under Section 72 and any other information required by the
20 Department by rule. Within 7 business days after receipt of the
21 information, the Department shall compare that information to
22 the housing counseling standards in Section 73 and issue to the
23 borrower and the broker or originator a determination of
24 whether counseling is recommended for the borrower. The
25 borrower may not waive counseling. If at any time after
26 submitting the information required under Section 72 the broker

1 or originator (i) changes the terms of the loan or (ii) issues
2 a new commitment to the borrower, then, within 5 business days
3 thereafter, the broker or originator shall re-submit all of the
4 information required under Section 72 and, within 4 business
5 days after receipt of the information re-submitted by the
6 broker or originator, the Department shall compare that
7 information to the housing counseling standards in Section 73
8 and shall issue to the borrower and the broker or originator a
9 new determination of whether re-counseling is recommended for
10 the borrower based on the information re-submitted by the
11 broker or originator. The Department shall require
12 re-counseling if the loan terms have been modified to meet
13 another counseling standard in Section 73, or if the broker has
14 increased the interest rate by more than 200 basis points.

15 (d) If the Department recommends counseling for the
16 borrower under subsection (c), then the Department shall notify
17 the borrower of all participating HUD-approved counseling
18 agencies located within the State and direct the borrower to
19 interview with a counselor associated with one of those
20 agencies. Within 10 business days after receipt of the notice
21 of HUD-approved counseling agencies, it is the borrower's
22 responsibility to select one of those agencies and shall engage
23 in an interview with a counselor associated with that agency.
24 The borrower must supply all necessary documents, as set forth
25 by the counselor, at least 72 hours before the scheduled
26 interview. The selection must take place and the appointment

1 for the interview must be set within 10 business days, although
2 the interview may take place beyond the 10 business day period.
3 Within 7 business days after interviewing the borrower, the
4 counselor must submit to the predatory lending database all of
5 the information required under Section 74 and any other
6 information required by the Department by rule. Reasonable and
7 customary costs not to exceed \$300 associated with counseling
8 provided under the program shall be paid by the broker or
9 originator and shall not be charged back to, or recovered from,
10 the borrower. The Department shall annually calculate to the
11 nearest dollar an adjusted rate for inflation. A counselor
12 shall not recommend or suggest that a borrower contact any
13 specific mortgage origination company, financial institution,
14 or entity that deals in mortgage finance to obtain a loan,
15 another quote, or for any other reason related to the specific
16 mortgage transaction; however, a counselor may suggest that the
17 borrower seek an opinion or a quote from another mortgage
18 origination company, financial institution, or entity that
19 deals in mortgage finance. A counselor or housing counseling
20 agency that in good faith provides counseling shall not be
21 liable to a broker or originator or borrower for civil damages,
22 except for willful or wanton misconduct on the part of the
23 counselor in providing the counseling.

24 (e) The broker or originator and the borrower may not take
25 any legally binding action concerning the loan transaction
26 until the later of the following:

1 (1) the Department issues a determination not to
2 recommend HUD-approved counseling for the borrower in
3 accordance with subsection (c); or

4 (2) the Department issues a determination that
5 HUD-approved counseling is recommended for the borrower
6 and the counselor submits all required information to the
7 database in accordance with subsection (d).

8 (f) Within 10 business days after closing, the title
9 insurance company or closing agent must submit to the predatory
10 lending database all of the information required under Section
11 76 and any other information required by the Department by
12 rule.

13 (g) The title insurance company or closing agent shall
14 attach to the mortgage a certificate of compliance with the
15 requirements of this Article, as generated by the database. If
16 the transaction is exempt, the title insurance company or
17 closing agent shall attach to the mortgage a certificate of
18 exemption, as generated by the database. Each certificate of
19 compliance or certificate of exemption must contain, at a
20 minimum, one of the borrower's names on the mortgage loan and
21 the property index number for the subject property. If the
22 title insurance company or closing agent fails to attach the
23 certificate of compliance or exemption, whichever is required,
24 then the mortgage is not recordable. In addition, if any lis
25 pendens for a residential mortgage foreclosure is recorded on
26 the property within the program area, a certificate of service

1 must be simultaneously recorded that affirms that a copy of the
2 lis pendens was filed with the Department. A lis pendens filed
3 after July 1, 2016 shall be filed with the Department
4 electronically. If the certificate of service is not recorded,
5 then the lis pendens pertaining to the residential mortgage
6 foreclosure in question is not recordable and is of no force
7 and effect.

8 (h) All information provided to the predatory lending
9 database under the program is confidential and is not subject
10 to disclosure under the Freedom of Information Act, except as
11 otherwise provided in this Article. Information or documents
12 obtained by employees of the Department in the course of
13 maintaining and administering the predatory lending database
14 are deemed confidential. Employees are prohibited from making
15 disclosure of such confidential information or documents. Any
16 request for production of information from the predatory
17 lending database, whether by subpoena, notice, or any other
18 source, shall be referred to the Department of Financial and
19 Professional Regulation. Any borrower may authorize in writing
20 the release of database information. The Department may use the
21 information in the database without the consent of the
22 borrower: (i) for the purposes of administering and enforcing
23 the program; (ii) to provide relevant information to a
24 counselor providing counseling to a borrower under the program;
25 or (iii) to the appropriate law enforcement agency or the
26 applicable administrative agency if the database information

1 demonstrates criminal, fraudulent, or otherwise illegal
2 activity.

3 (i) Nothing in this Article is intended to prevent a
4 borrower from making his or her own decision as to whether to
5 proceed with a transaction.

6 (j) Any person who violates any provision of this Article
7 commits an unlawful practice within the meaning of the Consumer
8 Fraud and Deceptive Business Practices Act.

9 (j-1) A violation of any provision of this Article by a
10 mortgage banking licensee or licensed mortgage loan originator
11 shall constitute a violation of the Residential Mortgage
12 License Act of 1987.

13 (j-2) A violation of any provision of this Article by a
14 title insurance company, title agent, or escrow agent shall
15 constitute a violation of the Title Insurance Act.

16 (j-3) A violation of any provision of this Article by a
17 housing counselor shall be referred to the Department of
18 Housing and Urban Development.

19 (k) During the existence of the program, the Department
20 shall submit semi-annual reports to the Governor and to the
21 General Assembly by May 1 and November 1 of each year detailing
22 its findings regarding the program. The report shall include,
23 by county, at least the following information for each
24 reporting period:

25 (1) the number of loans registered with the program;

26 (2) the number of borrowers receiving counseling;

1 (3) the number of loans closed;

2 (4) the number of loans requiring counseling for each
3 of the standards set forth in Section 73;

4 (5) the number of loans requiring counseling where the
5 mortgage originator changed the loan terms subsequent to
6 counseling;

7 (6) the number of licensed mortgage brokers and loan
8 originators entering information into the database;

9 (7) the number of investigations based on information
10 obtained from the database, including the number of
11 licensees fined, the number of licenses suspended, and the
12 number of licenses revoked;

13 (8) a summary of the types of non-traditional mortgage
14 products being offered; and

15 (9) a summary of how the Department is actively
16 utilizing the program to combat mortgage fraud.

17 (Source: P.A. 98-1081, eff. 1-1-15; 99-660, eff. 7-28-16.)

18 (765 ILCS 77/72)

19 Sec. 72. Originator; required information. As part of the
20 predatory lending database program, the broker or originator
21 must submit all of the following information for inclusion in
22 the predatory lending database for each loan for which the
23 originator takes an application:

24 (1) The borrower's name, address, social security
25 number or taxpayer identification number, date of birth,

1 and income and expense information, including total
2 monthly consumer debt, contained in the mortgage
3 application.

4 (2) The address, ~~permanent index number,~~ and a
5 description of the collateral and information about the
6 loan or loans being applied for and the loan terms,
7 including the amount of the loan, the rate and whether the
8 rate is fixed or adjustable, amortization or loan period
9 terms, and any other material terms.

10 (3) The borrower's credit score at the time of
11 application.

12 (4) Information about the originator and the company
13 the originator works for, including the originator's
14 license number and address, fees being charged, whether the
15 fees are being charged as points up front, the yield spread
16 premium payable outside closing, and other charges made or
17 remuneration required by the broker or originator or its
18 affiliates or the broker's or originator's employer or its
19 affiliates for the mortgage loans.

20 (5) (Blank). ~~Information about affiliated or third~~
21 ~~party service providers, including the names and addresses~~
22 ~~of appraisers, title insurance companies, closing agents,~~
23 ~~attorneys, and realtors who are involved with the~~
24 ~~transaction and the broker or originator and any moneys~~
25 ~~received from the broker or originator in connection with~~
26 ~~the transaction.~~

1 (6) All information indicated in connection with the
2 TILA-RESPA Integrated Loan Estimate Disclosure or on the
3 Good Faith Estimate and Truth in Lending statement
4 disclosures given to the borrower by the broker or
5 originator.

6 (7) Annual real estate taxes for the property, together
7 with any assessments payable in connection with the
8 property to be secured by the collateral and the proposed
9 monthly principal and interest charge of all loans to be
10 taken by the borrower and secured by the property of the
11 borrower.

12 (8) Information concerning how the broker or
13 originator obtained the client and the name of its referral
14 source, if any.

15 (9) Information concerning the notices provided by the
16 broker or originator to the borrower as required by law and
17 the date those notices were given.

18 (10) Information concerning whether a sale and
19 leaseback is contemplated and the names of the lessor and
20 lessee, seller, and purchaser.

21 (11) Any and all financing by the borrower for the
22 subject property within 12 months prior to the date of
23 application.

24 (12) Loan information, including interest rate, term,
25 purchase price, down payment, and closing costs.

26 (13) Whether the buyer is a first-time homebuyer or

1 refinancing a primary residence.

2 (14) Whether the loan permits interest only payments.

3 (15) Whether the loan may result in negative
4 amortization.

5 (16) Whether the total points and fees payable by the
6 borrowers at or before closing will exceed 5%.

7 (17) Whether the loan includes a prepayment penalty,
8 and, if so, the terms of the penalty.

9 (18) Whether the loan is an ARM.

10 All information entered into the predatory lending
11 database must be true and correct to the best of the
12 originator's knowledge. The originator shall, prior to
13 closing, correct, update, or amend the data as necessary. If
14 any corrections become necessary after the file has been
15 accessed by the closing agent or housing counselor, a new file
16 must be entered.

17 (Source: P.A. 97-891, eff. 1-1-13; 98-1081, eff. 1-1-15.)

18 (765 ILCS 77/76)

19 Sec. 76. Title insurance company or closing agent; required
20 information. As part of the predatory lending database program,
21 a title insurance company or closing agent must submit all of
22 the following information for inclusion in the predatory
23 lending database:

24 (1) The borrower's name, address, social security
25 number or taxpayer identification number, date of birth,

1 and income and expense information contained in the
2 mortgage application.

3 (2) The address, permanent index number, and a
4 description of the collateral and information about the
5 loan or loans being applied for and the loan terms,
6 including the amount of the loan, the rate and whether the
7 rate is fixed or adjustable, amortization or loan period
8 terms, and any other material terms.

9 (3) Annual real estate taxes for the property, together
10 with any assessments payable in connection with the
11 property to be secured by the collateral and the proposed
12 monthly principal and interest charge of all loans to be
13 taken by the borrower and secured by the property of the
14 borrower as well as any required escrows and the amounts
15 paid monthly for those escrows.

16 (4) All itemizations and descriptions set forth in or
17 in connection with the TILA-RESPA Integrated Closing
18 Disclosure or RESPA settlement statement, including items
19 to be disbursed, payable outside closing "POC" items noted
20 on the statement, and a list of payees and the amounts of
21 their checks.

22 (5) The name and license number of the title insurance
23 company or closing agent together with the name of the
24 agent actually conducting the closing.

25 (6) The names and addresses of all originators,
26 brokers, appraisers, sales persons, attorneys, and

1 surveyors that are present at the closing.

2 (7) The date of closing, a detailed list of all notices
3 provided to the borrower at closing and the date of those
4 notices, and all information indicated on or in connection
5 with the TILA-RESPA Integrated Loan Estimate Disclosure or
6 ~~on~~ the Truth in Lending statement and Good Faith Estimate
7 disclosures.

8 (Source: P.A. 98-1081, eff. 1-1-15.)

9 Section 99. Effective date. This Act takes effect upon
10 becoming law.