

# The Regulatory Alchemist

A Publication of Alchemetric Solutions, Inc.

*In this issue: Miscellaneous Items*

## FDIC Exam Manual Updates

Did you catch that the FDIC revised several sections of its FDIC Compliance Examination Manual in December 2018? The revised sections include:

- Determining Whether TIL Restitution is Required;
- Federal Trade Commission Act, Section 5 - Unfair or Deceptive Acts or Practices; and
- Several Administrative Sections

You can download the whole manual or just the revised sections at the following website:

<https://www.fdic.gov/regulations/compliance/manual/index.html>

## SAR Reminder...

Whether it is polar vortexes causing extreme temper fluctuations, California wild fires, or any of a variety of other natural disasters, criminal activities might not be far behind. Accordingly, institutions are reminded of the expectation to report suspicious activities involving potential fraudulent activities related to disaster relief efforts.

These expectations were communicated to FinCEN

Advisory FIN-2017-A007. Check it out at:

<https://www.fincen.gov/resources/advisories/fincen-advisory-fin-2017-a007-0>

In addition, the FTC has made a video available to help identify charity scams after disasters. This video is a great supplemental training tool to help reinforce this item with employees. Check it out at:

<https://www.ftc.gov/news-events/audio-video/video/charity-scams-after-disaster>

## Update Reminders...

Over the past several months the CFPB has issued several updates to regulatory threshold amounts. Some of these include:

- Appraisals for Higher-Priced Mortgage Loan Exemption Threshold Adjustment;
- Annual Adjustment to Dollar Threshold for Exempt Consumer Leases under the Consumer Leasing Act and Regulation M;
- Annual Adjustment to Dollar Threshold for Exempt Consumer Credit Transactions under the Truth in Lending Act and Regulation Z;

- HMDA (Regulation C) reporting asset-size exemption threshold adjustment for depository institutions; and
- Regulation Z asset-size threshold adjustments used in relation to establishing escrow accounts and in relation to making small-creditor portfolio and balloon-payment mortgage loans.

Individual institutions should update policies, procedures, other governing documents, and forms that reflect historical amounts for these adjustment items. In addition, it is also recommended that verifications should be performed in relation to applicable software systems to make sure that the updated threshold amounts have been properly loaded.

These threshold changes became effective on January 1, 2019. Additional information pertaining to the specific threshold adjustments is available at:

[www.consumerfinance.gov](http://www.consumerfinance.gov)

## And the Really Fine Print...

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February 2019

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