

STATE HIGH COST/PREDATORY LENDING REGULATIONS

State: District of Columbia

Law: Home Loan Protection Act of 2002

Cite: Division V, Title 26, Chapter 11A

Public Link:

<http://weblinks.westlaw.com/toc/default.aspx?Abbr=dc%2Dst&Action=ExpandTree&AP=DC010891569&ItemKey=DC010891569&RP=%2Ftoc%2Fdefault%2Ewl&Service=TOC&RS=WEBL7.11&VR=2.0&SPa=DCC-1000&fragment#DC010891569>

Loans Covered: Conventional FHA VA

Loan Amount Covered: Up to FNMA loan limit

Loan Purposes Covered: Purchase Construction/Perm (refinance of construction loan)

Construction Refinance Home Equity/closed end

HELOC Bridge Loan (refinance) Bridge Loan (purchase))

Purchase Plus Refinance Plus Home Improvement

One time with modification Reverse One-time Closing

Borrower(s) Covered: Natural person or trust

Property Covered: Borrower's principal dwelling 1-4 units

Total Loan Amount (TLA) is: SAME AS HOEPA/SECTION 32 (Although not defined within the law, we use Section 32 definition and calculation)

NOTE AMOUNT

APR Test: 1st Lien Greater than 6%

Subordinate Lien Greater than 7%

Fee Test: >5% of TLA

Fees to Include/Exclude: (See link to law for more information)

“Origination/discount points and fees” means points and fees as defined in 12 C.F.R. § 226.32(b).

“Bona fide loan discount points” means loan discount points which are knowingly paid by the borrower for the express purpose of reducing, and which reduce, the annual percentage rate.. This does not exempt bona fide discount points from the calculations in the APR and fee tests.

Special Notes: None

Legal Disclaimer: This is a good faith summary of the state's high cost/predatory lending laws. This is not legal advice. It is not a substitute for legal advice. See the reference link to the actual law for further details and clarification.