



July 17, 2015

ATTENTION ALL OF AMERICAN BANK & TRUST CO., INC. CLOSING ATTORNEYS:

RE: CFPB Changes effective October 03, 2015

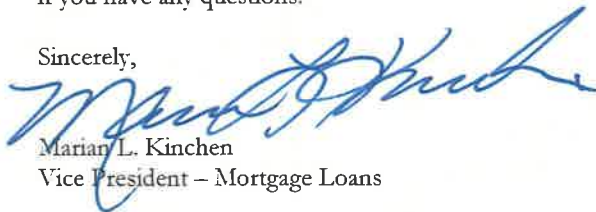
You are receiving this letter because your company is presently approved to close mortgage loans for American Bank & Trust Co., Inc. (ABT). Because of the heightened degree of compliance standards, we are being forced to place controls on our list of approved attorneys. On or before October 2, 2015, all approved attorneys will be required to provide a letter of intent to comply with the Consumer Financial Protection Bureau's TILA-RESPA Integrated Disclosure (TRID) rules, including proof of certification of compliance from an independent third party of ALTA Best Practices (proof of annual renewal will be required) and a list all parishes that you will conduct closings.

Beginning October 3, 2015, your company will need to follow these requirements for loan closings with ABT:

- 1) Provide an itemized bill on your letterhead within 24 hours of our request, so that our office can prepare the Loan Estimate.
- 2) ABT will use the separate Closing Disclosures (CD) with your company providing all of the information required to complete the CD at least 7 days prior to the closing date. ABT will provide the Closing Disclosure to the buyer. You will be required to provide the Closing Disclosure to the seller.
- 3) Provide a signed title commitment that includes the legal description and tax assessment number with the property taxes for both city and parish.
- 4) A licensed attorney must be present at all closings with a notary seal.

We look forward to working with you and keeping you as an approved attorney. Thank you for your cooperation in helping us to comply with the multitude of new rules and regulations. Please feel free to call me if you have any questions.

Sincerely,



Marian L. Kinchen
Vice President - Mortgage Loans

