GEORGIA REAL ESTATE EXAM GLOSSARY

TILA-RESPA Integrated Disclosures (TRID)

TRID is the federal integrated-disclosure framework that combines specified TILA and RESPA mortgage information into the Loan Estimate and Closing Disclosure for most covered closed-end consumer mortgages.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Financing	Federal mortgage law	Define, distinguish, apply, retrieve

SOURCE STANDARD

Official exam outline plus authoritative Georgia or federal references where the topic has a controlling rule. Independent educational resource, not affiliated with GREC or PSI.

01 / COMPLETE LESSON

Build the complete exam definition

Learn the rule, separate it from the nearest distractor, then apply it to a Georgia fact pattern.

CORE DEFINITION

What does TILA-RESPA Integrated Disclosures (TRID) mean?

TRID is the federal integrated-disclosure framework that combines specified TILA and RESPA mortgage information into the Loan Estimate and Closing Disclosure for most covered closed-end consumer mortgages.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

The Loan Estimate helps compare proposed credit early. The Closing Disclosure presents final loan and closing terms before consummation.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

For a covered Georgia loan, the creditor generally provides or mails the Loan Estimate within three business days after receiving an application and the consumer must receive the Closing Disclosure at least three business days before consummation, subject to the regulation's details.

WORKED EXAMPLE

A homebuyer compares estimated rate, payment, cash to close, and settlement costs on a Loan Estimate, then reviews final figures on the Closing Disclosure before signing.

EXAM TRAP

Do not call every settlement statement a Closing Disclosure or apply TRID to a transaction excluded by the federal rules.

Memory cue: Do not call every settlement statement a Closing Disclosure or apply TRID to a transaction excluded by the federal rules.

02 / PRACTICE AND MASTERY

Retrieve the rule under exam conditions

Answer before reading the explanation. Then explain why every distractor belongs to a different term.

ORIGINAL PRACTICE CHECK

Which statement correctly explains TILA-RESPA Integrated Disclosures (TRID)?

- **A** TILA is the federal consumer-credit law requiring standardized disclosure of credit costs and terms, including finance charges and annual percentage rate, and governing specified advertising and rescission rights through Regulation Z.
- **B** RESPA is the federal law governing specified settlement practices for covered federally related mortgage loans.
- **C** TRID is the federal integrated-disclosure framework that combines specified TILA and RESPA mortgage information into the Loan Estimate and Closing Disclosure for most covered closed-end consumer mortgages.
- **D** ECOA is the federal law prohibiting creditors from discriminating in any aspect of a credit transaction on protected bases specified by the Act and Regulation B.

CORRECT ANSWER: C

TILA-RESPA Integrated Disclosures (TRID) is correct. TRID is the federal integrated-disclosure framework that combines specified TILA and RESPA mortgage information into the Loan Estimate and Closing Disclosure for most covered closed-end consumer mortgages. The Loan Estimate helps compare proposed credit early. The Closing Disclosure presents final loan and closing terms before consummation. For a covered Georgia loan, the creditor generally provides or mails the Loan Estimate within three business days after receiving an application and the consumer must receive the Closing Disclosure at least three business days before consummation, subject to the regulation's details.

MASTERY TRACKER

Mark each box only when you can perform the skill without looking.

- [ ] I can define the term in one precise sentence.
- [ ] I can separate it from the closest look-alike.
- [ ] I can explain the Georgia rule or confirm that the national rule applies.
- [ ] I can answer the practice check and explain every option.

03 / CONNECTIONS AND AUTHORITY

Connect the term to the wider exam

Use these relationships to move from isolated recall to a connected exam model.

RELATED TERM

Truth in Lending Act (TILA)

TILA is the federal consumer-credit law requiring standardized disclosure of credit costs and terms, including finance charges and annual percentage rate, and governing specified advertising and rescission rights through Regulation Z.

https://www.passgeorgiarealestate.com/glossary/tila

RELATED TERM

Real Estate Settlement Procedures Act (RESPA)

RESPA is the federal law governing specified settlement practices for covered federally related mortgage loans.

https://www.passgeorgiarealestate.com/glossary/respa

RELATED TERM

Equal Credit Opportunity Act (ECOA)

ECOA is the federal law prohibiting creditors from discriminating in any aspect of a credit transaction on protected bases specified by the Act and Regulation B.

https://www.passgeorgiarealestate.com/glossary/ecoa

RELATED TERM

Buyer funds needed at closing

Buyer funds needed at closing are the buyer's purchase-price obligation plus buyer closing costs and debits, minus loan proceeds, deposits already paid, seller credits, and other credits shown in the problem.

https://www.passgeorgiarealestate.com/glossary/buyer-funds-at-closing

RECOMMENDED NEXT COMPLETE LESSON

Financing complete lesson

https://www.passgeorgiarealestate.com/study-guide/financing/federal-lending-laws

EXAM SOURCES AND AUTHORITY NOTES

1. PSI Georgia Candidate Information Bulletin, 7/1/2026

Official exam administration and content-outline source.

https://test-takers.psiexams.com/api/content/bulletin/4672

2. Consumer Financial Protection Bureau, Regulation Z

Official implementing regulation for TILA and integrated mortgage disclosures.

https://www.consumerfinance.gov/rules-policy/regulations/1026/

3. Consumer Financial Protection Bureau, Regulation X

Official implementing regulation for RESPA and covered settlement practices.

https://www.consumerfinance.gov/rules-policy/regulations/1024/