

CUCE Consumer Lending Regulations Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

- 1. What type of disclosures are required under the Truth in Savings Act?**
 - A. Annual income statements**
 - B. Information related to interest rates, fees, and terms of deposit accounts**
 - C. Loan repayment schedules**
 - D. Credit history assessments**
- 2. What is a "statutory lien"?**
 - A. A type of loan offered to members**
 - B. A rights claim to a member's shares equal to any outstanding financial obligation**
 - C. A lien related specifically to real estate**
 - D. A security interest held by third parties**
- 3. What three notices are required under UCC 9 for borrowers?**
 - A. Notice of default, notice of sale, notice of rights**
 - B. Notice of remedy, notice of sale, notice of accounting**
 - C. Notice of sale, calculation of deficiency, notice of accounting**
 - D. Notice of payment, notice of sale, repayment schedule**
- 4. What essential information is included in the Loan Estimate provided to borrowers?**
 - A. Borrower's credit score**
 - B. Details about the lender's history**
 - C. Key features, costs, and risks of a mortgage loan**
 - D. Market rate trends**
- 5. Who is considered ineligible for commercial loans from the credit union according to NCUA?**
 - A. A senior management team member and their immediate family**
 - B. Any member of the credit union**
 - C. Only credit union directors**
 - D. Any member over 18**

- 6. What is the purpose of the Loan Estimate form?**
- A. To summarize all financial documents**
 - B. To provide a comparison of loan offers**
 - C. To disclose the terms of the loan**
 - D. To document borrower income**
- 7. What is required by the Home Mortgage Disclosure Act?**
- A. Disclosure of all credit scores**
 - B. Reporting of mortgage lending data**
 - C. Providing borrowers with a credit score**
 - D. Assessment of loan affordability**
- 8. What type of loan is primarily regulated under the Real Estate Settlement Procedures Act?**
- A. Personal loans**
 - B. Home equity loans**
 - C. Residential mortgage loans**
 - D. Auto loans**
- 9. What is a notice of accounting?**
- A. A document detailing the payment schedule**
 - B. A notice listing the amount of the unpaid loan balance and the identity of the collateral securing the loan**
 - C. A report on the credit history of a borrower**
 - D. An invoice for future loan payments**
- 10. Which agency oversees compliance with the FDCPA?**
- A. Consumer Financial Protection Bureau**
 - B. National Credit Union Administration**
 - C. Federal Reserve Board**
 - D. Office of the Comptroller of the Currency**

Answers

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1. B
2. B
3. C
4. C
5. A
6. C
7. B
8. C
9. B
10. A

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Explanations

1. What type of disclosures are required under the Truth in Savings Act?

- A. Annual income statements
- B. Information related to interest rates, fees, and terms of deposit accounts**
- C. Loan repayment schedules
- D. Credit history assessments

The correct choice highlights the requirements set forth by the Truth in Savings Act (TISA). This legislation mandates financial institutions to provide clear, concise information regarding interest rates, fees, and terms related to deposit accounts. The purpose of these disclosures is to ensure that consumers can make informed decisions when selecting financial products and to promote transparency in the banking sector. TISA emphasizes the importance of uniform disclosure so that consumers can effectively compare different savings and deposit accounts offered by various institutions. By requiring these disclosures, the Act aims to eliminate confusion and enhance consumer protection in the area of savings accounts. This enables individuals to understand how their money will grow and what costs may be associated with maintaining their accounts. Other options, while relevant to certain financial contexts, do not pertain to the specific requirements of the Truth in Savings Act. Annual income statements are generally not a disclosure requirement under TISA, as they primarily relate to income products rather than the terms of deposit accounts. Similarly, loan repayment schedules and credit history assessments are more aligned with lending regulations rather than deposit disclosures, which TISA specifically addresses.

2. What is a "statutory lien"?

- A. A type of loan offered to members
- B. A rights claim to a member's shares equal to any outstanding financial obligation**
- C. A lien related specifically to real estate
- D. A security interest held by third parties

A statutory lien is defined as a legal claim against property that arises by operation of law to secure the payment of a debt or obligation. Option B correctly identifies this aspect by stating that it represents a rights claim to a member's shares that is equal to any outstanding financial obligation. This type of lien is established through specific statutes, meaning it does not require a contract between parties, and is often invoked in situations where debts or dues remain unpaid. In the context of credit unions and consumer lending, a statutory lien would allow the institution to claim a member's shares or account balances to cover any debts owed, ensuring that creditors have an avenue to recover debts lawfully. This protective measure encourages responsible borrowing, as members are aware that outstanding debts may lead to a claim on their accounts. While other options might seem plausible—like the inclusion of real estate in liens or security interests held by third parties—these do not specifically encompass the characteristics of a statutory lien as defined by statute and its relation to member shares in a credit union context.

3. What three notices are required under UCC 9 for borrowers?

- A. Notice of default, notice of sale, notice of rights**
- B. Notice of remedy, notice of sale, notice of accounting**
- C. Notice of sale, calculation of deficiency, notice of accounting**
- D. Notice of payment, notice of sale, repayment schedule**

Under UCC 9, the correct trio of notices required for borrowers includes a notice of sale, calculation of deficiency, and a notice of accounting. Each of these notices plays a critical role in ensuring that borrowers are informed of their rights and obligations in the context of secured transactions. The notice of sale informs the borrower of the scheduled sale of collateral that has been repossessed due to default. This notice is essential because it gives the borrower an opportunity to be aware of the sale, potentially challenge the sale, and understand how the sale will affect their obligations. The calculation of deficiency is a key component because, in a situation where the collateral is sold for less than the amount owed on the loan, the borrower needs to know the deficiency amount for financial and legal planning. This notice informs the borrower of any remaining balance after the sale, which they may still be obligated to repay. Lastly, the notice of accounting provides a detailed statement of how the proceeds from the sale of the collateral were calculated, including itemized charges and payments. This transparency is crucial for borrowers to understand the transaction fully and to verify that they have been charged correctly. These three notices are designed to protect the rights of borrowers and keep them informed throughout the process, ensuring compliance with U

4. What essential information is included in the Loan Estimate provided to borrowers?

- A. Borrower's credit score**
- B. Details about the lender's history**
- C. Key features, costs, and risks of a mortgage loan**
- D. Market rate trends**

The Loan Estimate is a critical document provided to borrowers as part of the mortgage application process, designed to offer clarity and transparency regarding the terms and conditions of a mortgage loan. Including key features, costs, and risks of a mortgage loan is essential because it helps borrowers understand the financial implications and commitments they are about to undertake. This document outlines the loan amount, interest rate, monthly payment, estimated taxes and insurance, and closing costs, all of which are crucial for making informed decisions. Furthermore, the Loan Estimate will provide information on potential changes in conditions, such as whether the loan has a fixed or adjustable interest rate. Understanding these elements allows borrowers to compare different loan offers realistically and assess their affordability and suitability in relation to their financial situation. In contrast, information about a borrower's credit score, the lender's history, or market rate trends does not typically form part of the Loan Estimate. While these may influence a borrower's decisions or the specifics of their loan, they are not the primary focus of this document, which aims to provide straightforward and necessary details about the mortgage being proposed.

5. Who is considered ineligible for commercial loans from the credit union according to NCUA?

- A. A senior management team member and their immediate family**
- B. Any member of the credit union**
- C. Only credit union directors**
- D. Any member over 18**

The explanation for why the selection of a senior management team member and their immediate family as ineligible for commercial loans is accurate centers on the regulatory framework established by the National Credit Union Administration (NCUA). The NCUA aims to maintain a level of integrity and minimize potential conflicts of interest within credit unions. Senior management team members play a crucial role in overseeing the credit union's operations and making key decisions. Allowing them or their immediate families to access commercial loans could lead to situations where personal interests may improperly influence business decisions or lead to favoritism, which could undermine the trust of other members. The scope of ineligibility extends beyond just senior management. However, the context explicitly fits the specifics of members of the senior management team and their families who are prohibited from this kind of lending relationship to uphold ethical standards and contribute to the overall fairness and transparency within the credit union's operations.

6. What is the purpose of the Loan Estimate form?

- A. To summarize all financial documents**
- B. To provide a comparison of loan offers**
- C. To disclose the terms of the loan**
- D. To document borrower income**

The purpose of the Loan Estimate form is to disclose the terms of the loan. This form is a critical part of the mortgage process, designed to provide prospective borrowers with clear and concise information about the loan they are considering. It includes essential details such as the interest rate, monthly payment, and closing costs, which allows borrowers to understand the financial implications of their loan options clearly. This disclosure helps borrowers make informed decisions by ensuring they have all the necessary information about the costs associated with the mortgage. By standardizing this information, the Loan Estimate also facilitates easier comparison among different loan offers, although that specific aspect aligns more closely with the comparison of loan offers idea rather than being the primary purpose. The other options, while related to the overall documentation and financial process, do not accurately represent the primary function of the Loan Estimate form. Summarizing all financial documents, documenting borrower income, and providing a comparison of loan offers may be important in the broader context of lending, but the core purpose of the Loan Estimate is to disclose the terms of the loan.

7. What is required by the Home Mortgage Disclosure Act?

- A. Disclosure of all credit scores
- B. Reporting of mortgage lending data**
- C. Providing borrowers with a credit score
- D. Assessment of loan affordability

The Home Mortgage Disclosure Act (HMDA) primarily requires financial institutions to collect and report data regarding mortgage lending activities. This data includes information such as the number of applications received, the ethnicity and gender of applicants, reasons for denial, and the type and amount of loans originated. The goal of this reporting requirement is to promote fair lending practices by ensuring transparency in the mortgage lending process and to help identify patterns of discrimination based on race, ethnicity, or gender in lending. While the other options touch on important consumer credit information, they do not align with the core purpose of the HMDA. For instance, the act does not mandate the disclosure of credit scores to consumers, nor does it require assessments of loan affordability directly. Instead, it focuses on gathering aggregate data that can be analyzed to monitor lending patterns and enforce equal opportunity lending standards. This makes the requirement for reporting mortgage lending data the essential element of the Home Mortgage Disclosure Act.

8. What type of loan is primarily regulated under the Real Estate Settlement Procedures Act?

- A. Personal loans
- B. Home equity loans
- C. Residential mortgage loans**
- D. Auto loans

The Real Estate Settlement Procedures Act (RESPA) is primarily focused on residential mortgage loans. This legislation aims to provide borrowers with better transparency and understanding of the costs associated with closing a mortgage transaction. RESPA mandates that borrowers receive specific disclosures about the terms and costs of their mortgage loan, which includes information on settlement services, the Good Faith Estimate (now replaced by the Loan Estimate), and the Closing Disclosure. Residential mortgage loans are specifically governed by RESPA because the act addresses issues related to home purchases and refinancing, emphasizing consumer protection during the home buying process. By requiring clear disclosures, RESPA helps ensure that borrowers can make informed decisions about their mortgage options and understand any fees or potential conflicts of interest related to the settlement process. In contrast, personal loans, home equity loans, and auto loans are not primarily governed by RESPA. Personal loans and auto loans do not involve the real estate transaction directly, while home equity loans can fall under different regulations since they might not necessarily be considered "residential mortgage loans" in the same context as primary mortgages. Thus, residential mortgage loans are the focus of RESPA, making it the correct answer.

9. What is a notice of accounting?

- A. A document detailing the payment schedule
- B. A notice listing the amount of the unpaid loan balance and the identity of the collateral securing the loan**
- C. A report on the credit history of a borrower
- D. An invoice for future loan payments

A notice of accounting is a document that serves important functions regarding a borrower's loan. It typically includes critical information such as the current unpaid loan balance, which is essential for borrowers to understand their remaining financial obligations. Additionally, it provides details about the collateral securing the loan, which is vital for both the lender and the borrower in the context of risk and security for the loan. Having this information helps borrowers keep track of how much they owe and what they may lose in case of default. Moreover, it plays a role in maintaining transparency between the lender and the borrower, ensuring that all parties are aware of the current state of the loan agreement. In contrast, other options focus on different aspects of lending. The payment schedule is more about repayment timelines than notifying the current status of the loan. A report on the credit history pertains to a borrower's creditworthiness rather than specific information about a loan. An invoice for future payments is related to upcoming financial obligations rather than detailing the current account status and collateral. Overall, the specificity of a notice of accounting makes it a vital document in consumer lending.

10. Which agency oversees compliance with the FDCPA?

- A. Consumer Financial Protection Bureau**
- B. National Credit Union Administration
- C. Federal Reserve Board
- D. Office of the Comptroller of the Currency

The correct choice is that the Consumer Financial Protection Bureau (CFPB) oversees compliance with the Fair Debt Collection Practices Act (FDCPA). The CFPB is responsible for ensuring that consumers are treated fairly and that financial institutions comply with federal consumer financial laws. One of its key functions is enforcing the FDCPA, which was enacted to curb abusive debt collection practices and protect consumers from harassment and unfair treatment by debt collectors. The other agencies listed do not have this specific responsibility. For example, the National Credit Union Administration focuses on the regulation and oversight of federal credit unions, while the Federal Reserve Board primarily addresses monetary policy and banking regulation. The Office of the Comptroller of the Currency regulates and supervises national banks and federal savings associations. Therefore, the CFPB is uniquely positioned as the enforcement body for the FDCPA, making it the correct answer to the question.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://cuceconsumerlendingreg.examzify.com>

We wish you the very best on your exam journey. You've got this!