



# NEAMB Monthly Bulletin

January 2025



## What we do for you!

- Give up to date information on regulations and changes for the mortgage industry
- Building your business!
- Get to Knomaha!
- Grow Omaha – what new businesses are coming to our market?
- Great resource with education for mortgage professionals and affiliates
- Keep people connected.
- Want to see past newsletters? Go to [click here](#) to view!



## NAMB on the Hill Trigger Leads

As we have talked about, NAMB was working with the house on taking action on trigger leads in the Homebuyers Privacy Protection Act (HR 7297) was unfortunately not passed for 2024. NAMB is working diligently to get this looked at again for 2025.

[Click here](#) to see what items NAMB is wanting to take to legislature!



**Check It Out!**

## What's New with CFPB?

### HMDA and TIL – Asset Size Exemption Threshold

The Consumer Financial Protection Bureau has amended the Reg Z amends the asset size thresholds for certain creditors to qualify for exemptions for the requirement to establish an escrow account for higher prices mortgage loans. [Click here](#) to read more!

[Click here](#) to read more on what the CFPB is doing!

## Our members



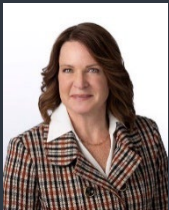
Liz Gibbs  
President



Chuck Sederstrom  
Vice President



Sarah Stone  
Secretary



Holly Schneidewind  
Treasurer

## Board Members

Lynette Staley

Matt Thiel

Eric Peterson



If you haven't yet, setting up your business in the Google Business Profile is a completely underrated marketing tool that helps to drive local businesses and consumers to you. Fill out the information completely and keep up to date as things change! You can include unique products and services you offer to help ensure you jump to the top when someone is doing a search. Adding in key products such as VA, 2-1 buys downs, reverse mortgages, for example, will help keep you in the public's search. Adding photos and looking at it regularly will help for you to keep your name out there and grow your business, simply, and within your own control without hiring someone. So it's a win-win!



What is the housing market doing in Omaha? Are housing sales going up? Down? Staying neutral? We are here to keep you up to date with what is going on, it's good to Knomaha! [Click here](#) to find out more!



For those who are members of NEAMB, you should have received an email to vote for you 2025 NEAMB board members for 2025 by 12/31/24. If you did not receive the email or did not turn in your vote, please contact Liz Gibbs at [liz@eaglemortgagecompany.com](mailto:liz@eaglemortgagecompany.com) or contact at 402-397-7180.



Fore Seasons Golf Simulator and Sports Bar officially opened on December 18 at 191<sup>st</sup> and Pacific St. The venue hosts the state of the art golf simulators, an outdoor patio and sports bar with 16 televisions. Fore allows its customers to golf more than 285 simulated PGA course!

[Click here](#) to read more!



For those who hold their mortgage license, the deadline to renew was on December 2. If you missed that date, you can file a late renewal before July 1, 2025, at \$25 a month. If you missed getting your continuing education credits, keep an eye out for our class next year to participate!



Interested in becoming a member or affiliate? Visit our website to learn more!

[www.neamb.net](http://www.neamb.net)