Concerns with Title Fee Disclosures

The Problem - When both a loan and owner’s title insurance policies will be purchased in a transaction (called “simultaneous issuance”) the TRID requires the lender or settlement agent to inaccurately disclose the title premiums on the Closing Disclosure.

Why is this a problem? – In roughly half the states, a consumer is entitled to discount on loan title insurance policy when an owner’s policy will be simultaneously issued.

How does the Rule handle:

• Regardless of lower, actual simultaneous issue rate for Lender’s Policy (LTP), pricing to be shown at full rate (even on CD)

• If an Owner’s Policy (OTP) is also purchased, rate shown for OTP is in accordance with CFPB formula – again, not the actual rate charged

Why does this matter? – Consumers will not know actual costs of their title insurance premiums

• More difficult for consumers to comparison shop

• Usefulness of state-developed comparison tools will be impacted
The Rule vs. Reality

**OTP Disclosure** =
(OTP Premium)
(LTP Simultaneous Premium) +
(Full LTP Premium) −

**LTP Disclosure** =
Full LTP Premium
(with no discounts for Simultaneous Issue)

Here is how the rule works when applied to a transaction in Kentucky where the sales price is $200,000 and there is a $190,000 loan:

**OTP Disclosure** = $270.00
(OTP Premium) $725.00
(LTP Simultaneous Premium) + $100.00
(Full LTP Premium) − $555.00

**LTP Disclosure** = $555.00

**OTP Actually Charged** = $725.00

**LTP Actually Charged** = $100.00

**Terminology Key:**
OTP: Owner’s Title Insurance Policy
LTP: Lender’s Title Insurance Policy

**LTP Simultaneous Premium:** a discounted lender’s title insurance premium that is issued in accordance to promulgated state rates or insurance company filed rates when both a lender’s and owner’s title insurance policies are simultaneously issued.