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

OTP Disclosure = 
(OTP Premium) 
(LTP Simultaneous Premium) + 
(Full LTP Premium) –

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

vs.

Reality

OTP Actually Charged = OTP Premium

LTP Actually Charged = 
LTP Simultaneous Premium

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

OTP on Closing Disclosure = $375.65
(OTP Premium) $1,012.00 
(LTP Simultaneous Premium) + $50.00 
(Full LTP Premium) – $686.35

OTP Actualy Charged = $1,012.00

LTP on Closing Disclosure = $686.35

LTP Actually Charged = $50.00

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.