

## Lender-Paid Single Premiums and TRID

### How is the lender-paid Single MI Premium disclosed to borrowers?

The lender-paid Single MI Premium that is included in the interest rate of the borrower's loan is disclosed in the Closing Cost Details section of the CD.

#### Which tolerance applies?

TRID tolerances do not apply to lender-paid MI premiums because the borrower pays no MI premium at consummation. If the lender-paid MI premium is included in the interest rate, when the loan is locked, the zero tolerance would be applicable to the interest rate without a valid changed circumstance.

#### What if the cost changes?

The lender is not required to immediately provide a new disclosure when the cost changes unless the interest rate also changes. However, the next time the lender issues a CD, it must reflect the updated costs. If the interest rate increases after the loan is locked due to an increase in the lender-paid MI premium, for a valid changed circumstance, the lender is required to provide a revised LE (depending on when the loan is locked) or the CD within 3 business days.

See reverse for a sample lender-paid Single MI disclosure.

For additional information, go to consumerfinance.gov/regulatoryimplementation/tila-respa/ or consult your regulatory counsel.

# MGIC

## Sample lender-paid Single MI disclosure

MGIC's lender-paid Single Premiums must be disclosed on page 2 of the CD.

In this example, the lender-paid Single Premium is disclosed in the CD's Services Borrower Did Not Shop For sections under Loan Costs.

**Services Borrower Did Not Shop For section** reflects Lender-Paid Single premium. It must be disclosed as Paid by Others and must include the person (entity) who will receive payment.

The information and illustrations provided here are for informational purposes only and do not constitute legal advice. Lenders should refer to the TILA/RESPA regulations and consult with counsel for compliance with all applicable TRID requirements.

	S					Deidh
Loan Costs		Borrower-Paid At Closing Before Closing		Seller-Paid At Closing Before Closing		Paid by Others
A. Origination Charges		\$1,654		ra closing -	core closing	
01 Application Fee		\$300.00				
02 Underwriting Fee		\$1,354.00				
03						
04						
05						
06						
B. Services Borrower Did Not Shop For		\$236.				
01 Appraisal Fee	to John Smith Appraisers Inc.	\$250				\$500.
02 Credit Report Fee	to Information Inc.		\$29.80			
03 Flood Determination Fee	to Info Co.	\$20.00				
04 Flood Monitoring Fee	to Info Co.	\$31.75				
05 Mortgage Insurance	to MGIC					\$2,740.
06 Tax Monitoring Fee	to Info Co.	\$75.00				
07 Tax Status Research Fee 08	to Info Co.	\$80.00				
09						
10						
C. Services Borrower Did Shop F	or	\$2,655	.50			
01 Pest Inspection Fee	to Pests Co.	\$120.50	.50			
02 Survey Fee	to Surveys Co.	\$85.00				
03 Title – Insurance Binder	to Epsilon Title Co.	\$650.00				
04 Title – Lender's Title Insurance	to Epsilon Title Co.	\$500.00				
05 Title – Settlement Agent Fee	to Epsilon Title Co.	\$500.00				
06 Title – Title Search	to Epsilon Title Co.	\$800.00				
07						
	8.1.0					
D. TOTAL LOAN COSTS (Borrowe	ir-Paid)	\$4,546				
Loan Costs Subtotals (A + B + C)		\$4,516.25	\$29.80			
Other Costs						
	Foor	695 O	0			
E. Taxes and Other Government		\$85.0	00			
01 Recording Fees	Deed: \$40.00 Mortgage: \$45.00	\$85.00 \$85.00	00	\$950.00		
01 Recording Fees 02 Transfer Tax		\$85.00		\$950.00		
01 Recording Fees 02 Transfer Tax F. Prepaids	Deed: \$40.00 Mortgage: \$45.00 to Any State			\$950.00		
01 Recording Fees 02 Transfer Tax F. Prepaids 01 Homeowner's Insurance Premi	Deed: \$40.00 Mortgage: \$45.00 to Any State um ( 6 mo.) to Insurance Co.	\$85.00		\$950.00		
01 Recording Fees 02 Transfer Tax F. Prepaids 01 Homeowner's Insurance Premi 02 Mortgage Insurance Premium	Deed: \$40.00 Mortgage: \$45.00 to Any State um (6 mo.) to Insurance Co. ( mo.)	\$85.00		\$950.00		
Recording Fees     Transfer Tax     Ferepaids     Homeowner's Insurance Premii     Mortgage Insurance Premium     Prepaid Interest (\$22.60 per d     4 Property Taxes (0 mo.) to Any	Deed: \$40.00 Mortgage: \$45.00 to Any State um (6 mo.) to Insurance Co. ( mo.) ay from 4/15/13 to 5/1/13)	\$85.00 \$741.0 \$402.00		\$950.00		
01 Recording Fees 02 Transfer Tax F. Prepaids 01 Homeowner's Insurance Premi 02 Mortgage Insurance Premium 03 Prepaid Interest (\$22.60 per d 04 Property Taxes ( 0 mo.) to Any 05	Deed: \$40.00 Mortgage: \$45.00 to Any State um (6 mo.) to Insurance Co. ( mo.) ay from 4/15/13 to 5/1/13 ) y County USA	\$85.00 \$741.0 \$402.00 \$339.00	0	\$950.00		
Recording Fees     Transfer Tax     Forepaids     Homeowner's Insurance Premi     Homeowner's Insurance Premi     Borepaid Interest (\$22.60 per d     Property Taxes ( 0 mo.) to Any     S     G. Initial Escrow Payment at Clos	Deed:         545.00         Mortgage:         545.00           to Any State	\$85.00 \$741.0 \$402.00 \$339.00 \$434.0	0	\$950.00		
11 Recording Fees     22 Transfer Tax     F. Prepaids     11 Homeowner's Insurance Premium     20 Mortgage Insurance Premium     20 Prepaid Interest (522.60 per d)     40 Property Taxes (0 mo.) to Ari     55     G. Initial Escrow Payment at Clos     11 Homeowner's Insurance \$67.01	Deed: 540.00         Mortgage: 545.00           to Any State         wm (6 mo.) to insurance Co.           (mo.)         (mo.)           ay from 4/15/13 to 5/1/13)         y form 4/15/13 to 5/1/13)           y County USA         sing           0 per month for 2 mo.         mo.	\$85.00 \$741.0 \$402.00 \$339.00	0	\$950.00		
Recording Fees     Transfer Tax     Transfer Tax     Frepaids     Homeowner's Insurance Premium     Prepaid Interest (\$22.60 per d     Property Taxes ( 0 mo.) to An;     S     G. Initial Escrow Payment at Clos     Homeowner's Insurance \$67.0	Deed: \$40.00         Mortgage; \$45.00           to Any State         will for a state           um (6 mo.)         to Insurance Co.           ( mo.)         y from 4/15/13 to 5/1/13 )           ( county USA         state           sing         on           0 per month for 2 mo.         per month for mo.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.0 \$134.00	0	\$950.00		
01 Recording Fees 02 Transfer Tax F. Frepaids 01 Homeowner's Insurance Premin 02 Mortgage Insurance Premin 03 Prepaid Interest (\$2260 per d 04 Property Taxes ( 0 mo.) to Any 05 <b>G. Initial Escrow Payment at Clo:</b> 01 Homeowner's Insurance \$67.00 02 Mortgage Insurance S00.00 03 Property Taxes \$200.00 03 Property Taxes \$200.00 04 Property Taxes \$200.00 04 Property Taxes \$200.00 05 Prop	Deed: 540.00         Mortgage: 545.00           to Any State         wm (6 mo.) to insurance Co.           (mo.)         (mo.)           ay from 4/15/13 to 5/1/13)         y form 4/15/13 to 5/1/13)           y County USA         sing           0 per month for 2 mo.         mo.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.0	0	\$950.00		
11 Recording Fees     22 Trantfer Tax     F. Prepaids     Homeowner's Insurance Premin     Grepaid Interest (\$22.60 per d     Property Taxes (0 m 0) to An     Go.Initial Escrow Payment at Cloi     Homeowner's Insurance \$67.00     Mortgage Insurance     Property Taxes     \$200.0	Deed: \$40.00         Mortgage; \$45.00           to Any State         will for a state           um (6 mo.)         to Insurance Co.           ( mo.)         y from 4/15/13 to 5/1/13 )           ( county USA         state           sing         on           0 per month for 2 mo.         per month for mo.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.0 \$134.00	0	\$950.00		
01 Recording Fees 22 Trantef Tax F. Prepaids 20 Homeowner's Insurance Premi 20 Mortgage Insurance Premium 20 Mortgage Insurance Stream 40 Property Taxes ( 0 mo.) to Am 53 G. Initial Escrow Payment at Cloi 10 Homeowner's Insurance 55/0.02 20 Mortgage Insurance 20 Property Taxes \$200.0 24 Stream Str	Deed: \$40.00         Mortgage; \$45.00           to Any State         will for a state           um (6 mo.)         to Insurance Co.           ( mo.)         y from 4/15/13 to 5/1/13 )           ( county USA         state           sing         on           0 per month for 2 mo.         per month for mo.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.0 \$134.00	0	\$950.00		
10         Recording Fees           2) Transfer Tax         FPepadis           01         Homeowner's Insurance Preminu           02         Mortgage Insurance Preminu           03         Prepaid Interest (\$522.60 per d)           04         Property Taxes (0 m On) to Any           05         G.Initial Escrow Payment at Cloid           01         Homeowner's Insurance \$57.00           02         Mortgage Insurance           03         Property Taxes           04         \$200.00	Deed: \$40.00         Mortgage; \$45.00           to Any State         will for a state           um (6 mo.)         to Insurance Co.           ( mo.)         y from 4/15/13 to 5/1/13 )           ( county USA         state           sing         on           0 per month for 2 mo.         per month for mo.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.0 \$134.00	0	\$950.00		
01 Recording Fees 22 Transfer Tax F, Prepaids 20 Homeowner's Insurance Premi 20 Mortgage Insurance Premium 20 Mortgage Insurance Server 40 Property Taxes ( 0 mo.) to Am 53 G. Initial Escow Payment at Clo 10 Homeowner's Insurance 55/00 20 Mortgage Insurance 20 Property Taxes \$200.0 04 05 05 05 07	Deed: \$40.00         Mortgage; \$45.00           to Any State         will for a state           um (6 mo.)         to Insurance Co.           ( mo.)         y from 4/15/13 to 5/1/13 )           ( county USA         state           sing         on           0 per month for 2 mo.         per month for mo.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.0 \$134.00	0	\$950.00		
01 Recording Fees 22 Transfer Tax F, Prepaids 20 Homeowner's Insurance Premium 20 Mortgage Insurance Premium 20 Mortgage Insurance Veremium 20 Mortgage Insurance Veremium 30 Homeowner's Insurance 55/00 20 Mortgage Insurance 20 Property Taxes 20 Property Taxes 20 Program Value 20 Program	Deed: \$40.00         Mortgage: \$45.00           to Any State         will for all on surance Co.           (Image: model of the second of the secon	\$85.00 \$741.0 \$402.00 \$339.00 \$434.1 \$134.00 \$400.00 \$400.00 \$400.00 \$2,400	0	\$950.00		
11 Recording Fees     22 Transfer Tax     F. Prepaids     Homeowner's Insurance Premium     Mortgage Insurance Premium     Prepaid Interest (\$22.60) per d     Property Taxes (0 mo.) to An     Go. Initial Escrow Payment at Cloc     Homeowner's Insurance \$67.00     Mortgage Insurance     Property Taxes \$200.0     Address Adjustment     H.Other     HOA capital Contribution	Deed: \$40.00         Mortgage: \$45.00           to Any State         will for a state           um (6 mo.)         ay from 4/15/13 to 5/1/13.)           young USA         young USA           sing         per month for 2 mo.           per month for 2 mo.         per month for 2 mo.           to HOA Acre Inc.         to HOA Acre Inc.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.1 \$134.00 \$400.00 \$400.00 \$2,400 \$2,400	0	\$950.00		
01 Recording Fees 22 Transfer Tax F, Prepaids 20 Homeowner's Insurance Premium 20 Mortgage Insurance Premium 20 Mortgage Insurance Veremium 20 Mortgage Insurance Veremium 30 Homeowner's Insurance 55/00 20 Mortgage Insurance 30 Property Taxes 30 Property Property 30 Property Property 30 P	Deed: \$40.00         Mortgage: \$45.00           to Any State         will for any state           will (\$ ma) to Insurance Co.         (\$ ma) to any state           y County USA         germonth for \$ 1/1/3 to \$1/1/3 to	\$85.00 \$741.0 \$402.00 \$339.00 \$434.4 \$134.00 \$400.00 \$400.00 \$2,400 \$500.00 \$150.00	0	\$950.00		
11 Recording Fees           2 Transfer Tax           F. Prepaids           31 Homeowner's Insurance Premium           32 Mortgage Insurance Premium           34 Property Taxes ( 0 mo.) to Any           35 G. Initial Escrow Payment at Cloc           31 Homeowner's Insurance Sof.00           32 Mortgage Insurance           33 Property Taxes           34 Mortgage Adjustment           40           36           36           36           36           37           38           39           39           30           30           30           31           32           32           34           35           36           36           37           38           39           30           31           31           32           33           34           34           35           36           36           37           38           38      >	Deed: \$40.00         Mortgage: \$45.00           to Any State         will for a state           um (6 mo.)         bay from 4/15/13 to 5/1/13.)           y from 4/15/13 to 5/1/13.)         y County USA           sing         per month for 2 mo.           per month for 2 mo.         per month for 2 mo.           to HOA Acre Inc.         to HOA Acre Inc.           to Engineers Inc.         to Engineers Inc.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.1 \$134.00 \$400.00 \$400.00 \$2,400 \$2,400	0		\$750.00	
11 Recording Fees           22 Transfer Tax           F, Prepaids           11 Homeowner's Insurance Premium           22 Mortgage Insurance Premium           32 Mortgage Insurance Vermium           33 Prepaid Interest (\$22.60 per 4           10 Homeowner's Insurance Store           11 Homeowner's Insurance Store           12 Mortgage Insurance           13 Property Taxes           20 Mortgage Insurance           10 Homeowner's Insurance Store           11 HOA Capital Contribution           12 HOA Processing Fee           14 Home Warranty Fee	Deed: \$40.00         Mortgage: \$45.00           to Any State         will for any state           will (\$ ma) to Insurance Co.         (\$ ma) to Insurance Co.           (\$ ma) to Insurance To.         (\$ ma) to Insurance To.           y County USA         0           oper month for 2 mo.         0           per month for 2 mo.         0           to HOA Acre Inc.         to HOA Acre Inc.           to NZZ Warranty Inc.         to XZZ Warranty Inc.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.4 \$134.00 \$400.00 \$400.00 \$2,400 \$500.00 \$150.00	0	\$450.00	\$750.00	
11 Recording Fees           2) Transfer Tax           F. Prepaids           10 Homeowner's Insurance Premium           20 Andregae Insurance Insurance           20 Mortgage Insurance           20 Home Inspection Inserver           H OMe Kapital Contribution           20 HOA Processing Fee           4 Home Warranty Fee           8 Real Estate Commission	Deed: \$40.00         Mortgage: \$45.00           to Any State         will for a state \$200           um ( 6 mo.)         to Insurance Co.           um ( 6 mo.)         to Insurance Co.           county USA         state           sing         per month for 2 mo.           per month for 2 mo.         per month for 2 mo.           to HOA Acre Inc.         to Brain Strate Inc.           to Brain Strate Inc.         to Strate Inc.           to Xubranty Inc.         to Xubranty Inc.           to Xubranty Inc.         to Xubranty Inc.	\$85.00 \$741.0 \$402.00 \$339.00 \$434.4 \$134.00 \$400.00 \$400.00 \$2,400 \$500.00 \$150.00	0	\$450.00 \$5,700.00	\$750.00	
01 Recording Fees 22 Transfer Tax F, Prepaids 21 Homeowner's Insurance Premium 22 Mortgage Insurance Premium 23 Mortgage Insurance Premium 24 Mortgage Insurance Stream 25 Property Taxes ( 0 ma) to Any 26 Initial Escow Payment at Clo 21 Montgage Insurance 29 Property Taxes 20 Property 20 Property 20 Property 20 Property 20 Property 20 Property 20 Proper	Deed: \$40.00         Mortgage: \$45.00           to Any State         multiple           win (\$ mo.)         state           y County USA         gay from 4/15/13 to 5/1/13)           y County USA         gay from 4/15/13 to 5/1/13)           op ermonth for 2 mo.         per month for 2 mo.           to HOA Acre Inc.         to HOA Acre Inc.           to HOA Acre Inc.         to X72 Warnny Inc.           to X72 Warnny Inc.         to X72 Warnny Inc.           to Omega Real Estate Broker         to Omega Real Estate Broker	\$85.00 \$741.0 \$402.00 \$339.00 \$434.1 \$134.00 \$400.0	0	\$450.00	\$750.00	
01 Recording Fees 22 Transfer Tax F. Prepaids 24 Transfer Tax 25 Transfer Tax 25 Transfer Tax 26 Mortgage Insurance Premium 27 Mortgage Insurance Premium 28 Mortgage Insurance Status 29 Prepaid Interest (\$22.60 per 20 Mortgage Insurance 21 MOA Constraint 21 MOA Processing Fee 21 Morte Varianty Fee 25 Real Estate Commission 20 Mate Commission 20 M	Deed: \$40.00         Mortgage: \$45.00           to Any State         multiple           win (\$ mo.)         state           y County USA         gay from 4/15/13 to 5/1/13)           y County USA         gay from 4/15/13 to 5/1/13)           op ermonth for 2 mo.         per month for 2 mo.           to HOA Acre Inc.         to HOA Acre Inc.           to HOA Acre Inc.         to X72 Warnny Inc.           to X72 Warnny Inc.         to X72 Warnny Inc.           to Omega Real Estate Broker         to Omega Real Estate Broker	\$85.00 \$741.0 \$402.00 \$339.00 \$434.4 \$134.00 \$400.00 \$400.00 \$2,400 \$500.00 \$150.00	0	\$450.00 \$5,700.00	\$750.00	
11 Recording Fees           2 Transfer Tax           F. Prepaids           31 Homeowner's Insurance Premium           32 Mortgage Insurance Premium           34 Property Taxes ( 0 mo.) to Any           35 Antifait Escrow Payment at Cloc           36 Homeowner's Insurance Sof.00           37 Mortgage Insurance           38 Property Taxes ( 2 mo.) to Any           39 Property Taxes ( 2 mo.) to Any           30 Mortgage Insurance           30 Mortgage Insurance           36 Mortgage Insurance           36 Mortgage Insurance           30 Mortgage Insurance           30 Mortgage Insurance           30 Mortgage Insurance           30 Mortgage Insurance           31 Mortgage Insurance           32 Mortgage Insurance           34 Mortgage Insurance           34 Mortgage Insurance           35 Mortgage Insurance           36 Mortgage Insurance           36 Mortgage Insurance           37 Mortgage Insurance           38 Algorithm Mortgage Insurance           38 Hom Estate Commission           38 Home Inspection Fee           34 Home Inspection Fee           34 Home Inspection Fee           34 Home Inspection Fee           34 Home Inspectom Fee <td>Deed: \$40.00         Mortgage: \$45.00           to Any State         million           million         for any State           um (5 mo.)         to Any State           y County USA         generative           oper month for 2 mo.         per month for 2 mo.           to HOA Azre Inc.         to HOA Azre Inc.           to Any State State Broker         to SYZ Warranty Inc.           to Domga Real State Broker         to Gongaineesi.           to Omga Real State Broker         oppionnal)</td> <td>\$85.00 \$741.0 \$402.00 \$339.00 \$434.1 \$134.00 \$400.0</td> <td>00</td> <td>\$450.00 \$5,700.00</td> <td>\$750.00</td> <td></td>	Deed: \$40.00         Mortgage: \$45.00           to Any State         million           million         for any State           um (5 mo.)         to Any State           y County USA         generative           oper month for 2 mo.         per month for 2 mo.           to HOA Azre Inc.         to HOA Azre Inc.           to Any State State Broker         to SYZ Warranty Inc.           to Domga Real State Broker         to Gongaineesi.           to Omga Real State Broker         oppionnal)	\$85.00 \$741.0 \$402.00 \$339.00 \$434.1 \$134.00 \$400.0	00	\$450.00 \$5,700.00	\$750.00	