

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 G. Initial Escrow Payment at Clo: 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	