

Lender-Paid Single Premiums and TRID

How is the Lender-Paid Single MI premium disclosed on the Loan Estimate (LE) and Closing Disclosure (CD)? 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.

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.

See reverse for a sample of Lender-Paid Single MI disclosure.

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

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MGIC Lender-Paid Single MI Premiums

Sample of Lender-Paid Single MI disclosure

MGIC's LPMI single premiums must be disclosed on page 2 of the CD.

In this example, the LPMI single premium is disclosed in the Loan Costs, Services Borrower Did Not Shop For section.

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.

This 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.

Closing Cost Details		Borrower-Paid		Seller-Paid		Paid by
Loan Costs			Before Closing		Before Closing	Others
A. Origination Charges		\$1,6	54.00			
1 Application Fee		\$300.00				
2 Underwriting Fee		\$1,354.00				
)3						
04						
05						
06						
. Services Borrow	er Did Not Shop For					
1 Appraisal Fee	to John Smith Appraisers Inc.	\$23	6.55			\$500.0
22 Credit Report Fee	to Information Inc.		\$29.80			
3 Flood Determination Fee	to Info Co.	\$20.00				
4 Flood Monitoring Fee	to Info Co.	\$31.75				
5 Mortgage Insurance	to MGIC					\$2,740.
6 Tax Monitoring Fee	to Info Co.	\$75.00				
77 Tax Status Research Fee	to Info Co.	\$80.00				
18						
0						
. Services Borrower Did Shop I	For	\$2.6	55.50			
1 Pest Inspection Fee	\$120.50					
2 Survey Fee	to Pests Co. to Surveys Co.	\$85.00				
3 Title – Insurance Binder	to Epsilon Title Co.	\$650.00				
4 Title – Lender's Title Insurance	to Epsilon Title Co.	\$500.00				
5 Title – Settlement Agent Fee	to Epsilon Title Co.	\$500.00				
6 Title – Title Search	to Epsilon Title Co.	\$800.00				
07						
D. TOTAL LOAN COSTS (Borrow	or-Paid)	\$4.5	46.05			
Loan Costs Subtotals (A + B + C)	er i dia)	\$4,516.25	\$29.80			
	_					
Other Costs	Face	i ca	5.00			
. Taxes and Other Government			5.00			
Taxes and Other Government Recording Fees	Deed: \$40.00 Mortgage: \$45.00	\$8: \$85.00	5.00	\$950.00		
Taxes and Other Government Recording Fees Transfer Tax		\$85.00		\$950.00		
E. Taxes and Other Government 11 Recording Fees 12 Transfer Tax 12 Prepaids	Deed: \$40.00 Mortgage: \$45.00 to Any State	\$85.00		\$950.00		
Taxes and Other Government Recording Fees Transfer Tax Prepaids Homeowner's Insurance Prem	Deed: \$40.00 Mortgage: \$45.00 to Any State	\$85.00		\$950.00		
Taxes and Other Government Recording Fees Transfer Tax Prepaids Homeowner's Insurance Prem Mortgage Insurance Premium	Deed: \$40.00 Mortgage: \$45.00 to Any State ium (6 mo.) to Insurance Co.	\$85.00		\$950.00		
. Taxes and Other Government 1. Recording Fees 2. Transfer Tax 2. Prepaids 1. Homeowner's Insurance Premia 2. Mortgage Insurance Premium 3. Prepaid Interest (\$22.60 per c 4. Property Taxes (0 mo.) to An	Deed: \$40.00 Mortgage: \$45.00 to Any State ium (6 mo.) to Insurance Co. (mo.) (mo.) 4/15/13 to 5/1/13)	\$85.00 \$741 \$402.00		\$950.00		
. Taxes and Other Government 1 Recording Fees 2 Transfer Tax . Prepaids 1 Homeowner's Insurance Prem 2 Mortgage Insurance Premium 3 Prepaid Interest (\$22.60 per c 4 Property Taxes (0 mo.) to An 5	Deed: \$40.00 Mortgage: \$45.00 to Any State lium (6 mo.) to Insurance Co. ((mo.) loy State (mo.) to Insurance Co. () lay from 4/15/13 to 5/1/13) y County USA	\$85.00 \$741 \$402.00 \$339.00	.00	\$950.00		
. Taxes and Other Government 1 Recording Fees 2 Transfer Tax . Prepaids 1 Homeowner's Insurance Premium 22 Mortgage Insurance Premium 3 Prepaid Interest (\$22.60 per c 4 Property Taxes (0 mo) to An 5. Initial Escrow Payment at Clo	Deed: \$40.00 Mortgage: \$45.00 to Any State ium (6 mo.) to insurance Co. (mo.) (mo.) (you controlled to \$71/13) y County USA	\$85.00 \$741 \$402.00 \$339.00		\$950.00		
E. Taxes and Other Government 11 Recording Fees 12 Transfer Tax 12 Propaids 14 Honecowner's Insurance Premium 13 Prepaid Interest (\$22.60 per cl 14 Property Taxes (0 mo.) to An 55 1. Initial Escrow Payment at Clo 11 Home	Deed: \$40.00 Mortgage: \$45.00 to Any State lum (6 mo.) to Insurance Co. (\$85.00 \$741 \$402.00 \$339.00	.00	\$950.00		
. Taxes and Other Government 1 Recording Fees 1 Recording Fees 2 Prepalds 1 I Homeowner's Insurance Premium 2 Mortgage Insurance Premium 3 Prepald Interest (522.60 per c) 4 Property Taxes (0 mo.) to An 5 Initial Escrow Payment at Clo 1 Homeowner's Insurance \$67.0 Mortgage Insurance	Deed: \$40.00 Mortgage: \$45.00 to Any State lium (6 mo.) to Insurance Co. (mo.) ay from 4/15/13 to 5/1/13) County USA sing 0 per month for 2 mo. per month for mo.	\$85.00 \$741 \$402.00 \$339.00 \$43 \$134.00	.00	\$950.00		
. Taxes and Other Government 1 Recording Fees 2 Transfer Tax . Prepaids 1 Homeowner's Insurance Premium 2 Mortgage Insurance Premium 3 Prepaid Interest (\$22.66) per cl 4 Property Taxes (0 mo.) to An 5 Initial Escrow Payment at Clo 11 Homeowner's Insurance \$67.0 2 Mortgage Insurance 3 Property Taxes \$200.0	Deed: \$40.00 Mortgage: \$45.00 to Any State lum (6 mo.) to Insurance Co. (\$85.00 \$741 \$402.00 \$339.00	.00	\$950.00		
L Taxes and Other Government 1 2. Transfer Tax 2. Transfer Tax 2. Prepalds 1. Homeowner's Insurance Prem 2. Mortgage Insurance Premium 2. Mortgage Insurance Premium 3. Prepald Interest (\$22.60 per c) 4. Property Taxes (0 mo.) to An 5 5. Initial Escrow Payment at Clo 11. Homeowner's Insurance \$67.02 2. Mortgage Insurance 3. Property Taxes \$200.0	Deed: \$40.00 Mortgage: \$45.00 to Any State lium (6 mo.) to Insurance Co. (mo.) ay from 4/15/13 to 5/1/13) County USA sing 0 per month for 2 mo. per month for mo.	\$85.00 \$741 \$402.00 \$339.00 \$43 \$134.00	.00	\$950.00		
L Taxes and Other Government 1 2. Transfer Tax 2. Transfer Tax 2. Prepaids 1. Homeowner's Insurance Prem 2. Mortgage Insurance Premium 2. Mortgage Insurance Premium 3. Prepaid Interest (522.60 per cl 4. Property Taxes (0 mo.) to An 55 5. Initial Escrow Payment at Clo 11. Homeowner's Insurance 567.02 2. Mortgage Insurance 3. Property Taxes 5. 200.04 5. 1. Secretary Taxes 5. 200.04 6. 2. Secretary Taxes 5. 200.04 6. 2. Secretary Taxes 5. 200.04 6. 3. Secretary Taxes 6.	Deed: \$40.00 Mortgage: \$45.00 to Any State lium (6 mo.) to Insurance Co. (mo.) ay from 4/15/13 to 5/1/13) County USA sing 0 per month for 2 mo. per month for mo.	\$85.00 \$741 \$402.00 \$339.00 \$43 \$134.00	.00	\$950.00		
. Taxes and Other Government 1 Recording Fees 2 Transfer Tax 2 Prepaids 11 Homeowner's Insurance Prem 22 Mortgage Insurance Premium 24 Mortgage Insurance Premium 25 Mortgage Insurance Premium 26 Property Taxes (10 m.) to An 27 Initial Escrow Payment at Clo 28 Homeowner's Insurance \$57.0 29 Mortgage Insurance 30 Property Taxes 40 41 42 45	Deed: \$40.00 Mortgage: \$45.00 to Any State lium (6 mo.) to Insurance Co. (mo.) ay from 4/15/13 to 5/1/13) County USA sing 0 per month for 2 mo. per month for mo.	\$85.00 \$741 \$402.00 \$339.00 \$43 \$134.00	.00	\$950.00		
Taxes and Other Government	Deed: \$40.00 Mortgage: \$45.00 to Any State lium (6 mo.) to Insurance Co. (mo.) ay from 4/15/13 to 5/1/13) County USA sing 0 per month for 2 mo. per month for mo.	\$85.00 \$741 \$402.00 \$339.00 \$435 \$134.00 \$400.00	4.00	\$950.00		
. Taxes and Other Government 1 Recording Fees 2 Transfer Tax . Prepaids 11 Homeowner's Insurance Prem 12 Mortgage Insurance Premium 13 Prepaid Interest (\$22.60 per c 14 Property Taxes (0 mo.) to An 15 Initial Escrow Payment at Clo 11 Homeowner's Insurance \$67.02 12 Mortgage Insurance 13 Property Taxes \$200.04 15 Approperty Taxes \$200.04 16 Approperty Taxes \$200.04 17 Apple Taxes Adjustment 1. Other	Deed: \$40.00 Mortgage: \$45.00 to Any State fum (6 mo.) to Insurance Co. (mo.) (young V15/13 to 5/1/13) y (young V15A) sing 0 per month for 2 mo. per month for mo. 10 per month for mo.	\$85.00 \$741 \$402.00 \$339.00 \$433 \$134.00 \$400.00	.00	\$950.00		
L Taxes and Other Government Recording Fees Prepaids Prepaids Homeowner's Insurance Prem Mortgage Insurance Premium Mortgage Insurance Premium Prepaid Interest (522.60 per e. Marchael Premium Prepaid Interest (522.60 per e. Marchael Premium Prepaid Interest (522.60 per e. Marchael Premium Property Taxes (0 mo.) to An Italia Escrow Payment at Clo Mortgage Insurance Property Taxes Sezo. Mortgage Adjustment H. Other H. Other	Deed: \$40.00 Mortgage: \$45.00 to Any State luum (6 mo.) to Insurance Co. (mo.) logs from 4/15/13 to 5/11/13) y County USA sing 0 per month for 2 mo. per month for mo. 10 per month for 2 mo.	\$85.00 \$741 \$402.00 \$339.00 \$433 \$134.00 \$400.00	4.00	\$950.00		
. Taxes and Other Government 1 Recording Fees 2 Transfer Tax . Prepalds 11 Homeowner's Insurance Prem 12 Mortgage Insurance Premium 12 Mortgage Insurance Premium 13 Prepald Interest (522.60 per c) 14 Property Taxes (0 mo.) to An 5 15. Initial Escrow Payment at Clo 11 Homeowner's Insurance \$67.0 12 Mortgage Insurance 13 Property Taxes \$200.0 14 15 16 16 17 18 18 Aggregate Adjustment 1. Other 11 HOA Capital Contribution 11 HOA Capital Contribution 12 HOA Processing Fee	Deed: \$40.00 Mortgage: \$45.00 to Any State ium (6 mo.) to insurance Co. (mo.)	\$85.00 \$741 \$402.00 \$339.00 \$433 \$134.00 \$400.00	4.00	\$950.00		
Laxes and Other Government 1 2 Transfer Tax 2 Transfer Tax 2 Prepaids 3 Transfer Tax 2 Prepaids 4 Transfer Tax 3 Prepaid Server	Deed: \$40.00 Mortgage: \$45.00 to Any State from (6 mo.) to Insurance Co. (mo.) lay from 4/15/13 to 5/1/13) y y County USA sing 0 per month for 2 mo. per month for mo. 0 per month for 2 mo. to HOA Acre Inc. to HOA Acre Inc. to Engineers Inc.	\$85.00 \$741 \$402.00 \$339.00 \$433 \$134.00 \$400.00	4.00		\$750.00	
. Taxes and Other Government 1 2. Transfer Tax 2. Transfer Tax 2. Prepaids 3. Homeower's Insurance Prem 3. Mortgage Insurance Premium 3. Prepaid Interest (\$22.60 per c) 4. Property Taxes (0 mo.) to An 5. Initial Escrow Payment at Clo 11. Homeowner's Insurance \$67.0 2. Mortgage Insurance 3. Property Taxes \$200.0 4. Other 4. Other 4. Other 4. Other 5. Homeowner's Insurance 6. Adjust Taxes 6. Taxes	Deed: \$40.00 Mortgage: \$45.00 to Any State ium (6 mo.) to insurance Co. (mo.)	\$85.00 \$741 \$402.00 \$339.00 \$433 \$134.00 \$400.00	4.00	\$450.00	\$750.00	
Laxes and Other Government 1 2 Transfer Tax 2 Transfer Tax 2 Prepaids 3 Transfer Tax 2 Prepaids 4 Transfer Tax 3 Prepaid Server	Deed: \$40.00 Mortgage: \$45.00 to Any State lum (6 mo.) to Insurance Co. (mo.) (amo.) to Insurance Co. (younty USA sing 0 per month for 2 mo. per month for mo. 0 per month for 2 mo. to HOA Acre Inc. to HOA Acre Inc. to To Engineers Inc. to XYZ Warranty Inc. to XIPX Warranty Inc. to XIPX Warranty Inc. to XIPX Warranty Inc. to XIPX Warranty Inc.	\$85.00 \$741 \$402.00 \$339.00 \$433 \$134.00 \$400.00	4.00	\$450.00 \$5,700.00	\$750.00	
. Taxes and Other Government 1 2. Transfer Tax 2. Transfer Tax 2. Prepaids 3. Homeower's Insurance Prem 3. Mortgage Insurance Premium 3. Prepaid Interest (\$22.60 per c) 4. Property Taxes (0 mo.) to An 5. Initial Escrow Payment at Clo 11. Homeowner's Insurance \$67.02 5. Initial Escrow Payment at Clo 12. Mortgage Insurance 13. Property Taxes \$200.04 15. Initial Escrow Payment at Clo 14. Other 16. A Capital Contribution 17. A Capital Contribution 18. A Capital Contribution 19. HOA Capital Contribution 21. HOA Processing Fee 13. Home Inspection Fee 14. Home Warnary Fee 15. Real Estate Commission	Deed: \$40.00 Mortgage: \$45.00 to Any State ium (6 mo.) to insurance Co. (mo.)	\$85.00 \$741 \$402.00 \$339.00 \$435 \$134.00 \$400.00 \$500.00 \$750.00	4.00	\$450.00	\$750.00	
Laxes and Other Government 1 2 Transfer Tax 2 Transfer Tax 2 Prepaids 3 Transfer Tax 2 Prepaids 4 Transfer Tax 3 Prepaid Transfer Tax 4 Property Taxes (0 mo.) to An 5 Transfer Tax 5 Tra	Deed: \$40.00 Mortgage: \$45.00 to Any State ium (6 mo.) to insurance Co. (mo.)	\$85.00 \$741 \$402.00 \$339.00 \$433 \$134.00 \$400.00	4.00	\$450.00 \$5,700.00	\$750.00	
E. Taxes and Other Government J. Recording Fees J. Transfer Tax F. Prepaids J. Homeowner's Insurance Prem J. Mortgage Insurance Premium J. Mortgage Insurance Premium J. Prepaid Interest (522.60 per c) J. Property Taxes (0 mo.) to An J. Intial Escrow Payment at Clo J. Homeowner's Insurance \$67.0 J. Mortgage Insurance	Deed: \$40.00 Mortgage: \$45.00 to Any State ium (6 mo.) to Insurance Co. (mo.) (mo.) to Insurance (7 mo.) (mo.)	\$85.00 \$741 \$402.00 \$339.00 \$439.00 \$400.00 \$400.00 \$750.00 \$150.00 \$150.00	4.00	\$450.00 \$5,700.00	\$750.00	

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



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