



TRID

AND HOW IT AFFECTS REAL ESTATE AGENTS

While these rules will not **significantly** impact your day to day processing of sales, your sellers and buyers will be looking to you for general information about the new rules and forms, as well as the impact on both the loan process and the closing of the transaction.

- 1. Have a good understanding of the Details of the New Loan Estimate and Closing Disclosure**
- 2. Recognize the impact the New Disclosure delivery rules and waiting periods will have on your transaction.**
- 3. Know the difference between Owner's Title Policy and Lender's Title Policy and Simultaneous issues.**
- 4. Become familiar with the Seven Areas of Fees on the Closing Disclosure.**
 - Origination charges
 - Services the borrower can not shop for
 - Services the borrower can shop for
 - Taxes and Insurance
 - Pre-Paid
 - Initial Escrow Payment at closing
 - Other
- 5. Get your items to your Title Company in Advance**
 - Home Owners Association Information
 - Commission Disbursement Authorization
 - Home Warranty Company
 - All applicable repair invoices
 - Foundation Warranty Transfer
 - Anything else that will create a charge to the borrower

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Look to us for custom closing on your residential, commercial or acreage real estate purchase, with title services backed by the most trusted underwriters in the industry.



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