

TILA-RESPA Title Fee Example

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

The Rule

VS

Reality

OTP on Closing Disclosure = \$368.00
(OTP Premium) \$1,237.00
(LTP Simultaneous Premium) + \$ 350.00
(Full LTP Premium) - \$1,219.00

OTP Actually charges = \$1,237.00

(OTP Premium)

LTP on Closing Disclosure = \$1,219.00
(Full LTP Premium, with no discounts for
Simultaneous Issue)

LTP Actually Charges = \$350.00

(LTP Simultaneous Premium)

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.



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