



November 10, 2016
TRID FAQ #15

Q: Do real estate commissions need to be disclosed in Section H on the LE and CD?

A: The TRID Rule requires all fees that are part of the real estate closing but not required by the lender or not required to be disclosed elsewhere on the LE/CD to be disclosed in Section H "Other." This includes all real estate brokerage fees, homeowner's or condominium association charges paid at consummation, home warranties, inspection fees, etc. The real estate commissions disclosed in Section H are the total amount paid to any real estate brokerage as a commission, regardless of the identity of the party holding any earnest money deposit. Other charges made by a real estate brokerage or agent are separately itemized in Section H.

Q: On page 1 of the LE and CD on a purchase for a primary residence, is the borrower's mailing address required to be the subject property?

A: Until the borrower resides in the subject property, the borrower's current mailing address should be disclosed. When disclosing a post consummation CD, typically the subject property would be disclosed as the mailing address unless the borrower is not going to reside in the property for some time. The borrower should be consulted to determine the correct mailing address.

This is not meant to be legal advice. Please seek legal counsel as you implement TRID.

***Please contact your Correspondent National Sales Manager
or Correspondent Liaison with any questions.***

