

## Reference Guide to Entering Title Premiums on the CDF

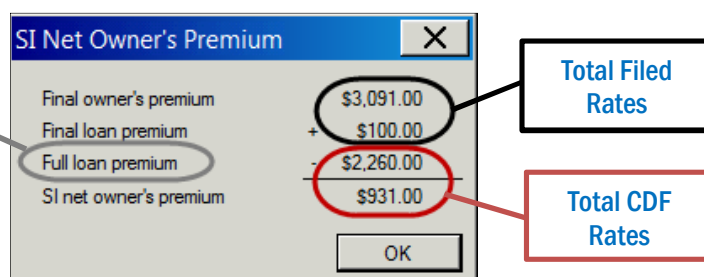
Provided below are a few scenarios you may encounter when entering the Title Insurance Premium. This guide identifies the information entered, the screens where it is entered, and the expected results in each scenario presented.

### Sample Order Information

Sales Price = \$500,000                      Owner's Premium = \$3,091.00  
 Loan Amount = \$350,000                      Loan Premium = \$ 100.00

RULE: CDF always shows the **Full loan premium**

RULE: Total Filed Rates = Total CDF Rates  
 (Rates just display differently)



SI Net Owner's Premium	
Final owner's premium	\$3,091.00
Final loan premium	+ \$100.00
<b>Full loan premium</b>	<b>= \$2,260.00</b>
SI net owner's premium	- \$931.00
	<b>= \$931.00</b>

OK

### Loan Only (Refi or Owner's Policy Waived)

Express Order Entry screen

- > Policy type = Loan Only

Title Insurance Premium screen

- > Policy type = Loan
- > Policy Code = choose one
- > **Full Loan Premium** = \$2,260.00; sent to Line C.05

CDF Page 2 screen

- > Line C.05 = Title – Lender's Title Insurance \$2,260.00

### Simultaneous Issue (Buyer Paying for Owner's Policy)

Express Order Entry screen

- > Policy type = Simultaneous

Title Insurance Premium screen

- > Policy type = Simultaneous
- > Policy Code = choose one
- > SI net owner's premium = \$931.00; sent to Line H.04
- > **Full Loan Premium** = \$2,260.00; sent to Line C.05

CDF Page 2 screen

- > Line C.05 = Title – Lender's Title Insurance \$2,260.00
- > Line H.04 = Title – Owner's Title Insurance (optional) \$931.00

## Reference Guide to Entering Title Premiums on the CDF

### Seller pay 50% for Owner's Policy

Express Order Entry screen

- › Policy type = Simultaneous

Title Insurance Premium screen

- › Policy type = Simultaneous
- › Policy Code = choose one
- › Owner's Policy > Seller pay % = 50%
- › SI net owner's premium = \$931.00; sent to Line H.04
- › Seller credit to borrower = \$1,080.00; sent to L.04/N.06\* \*verify to make sure offset Lines show
- › **Full Loan Premium** = \$2,260.00; sent to Line C.05

#### NOTE:

- › SI net owner's premium amount is charged to Buyer/Seller based on the percentage entered
- › Seller credit to borrower field is system-generated (calculated by Seller pay amount less Seller Paid percentage of SI net owner's premium).

CDF Page 2 screen

- › Line C.05 = Title – Lender's Title Insurance \$2,260.00
- › Line H.04 = Title – Owner's Title Insurance (optional) \$465.50 in appropriate Borrower/Seller columns

CDF Page 3 screen

- › Line L.04 = Title – Adjustment for Owner's Premium \$1,080.00 (credit to Buyer)
- › Line N.06 = Title – Adjustment for Owner's Premium \$1,080.00 (debit to Seller)

### Seller pay 100% for Owner's Policy

Express Order Entry screen

- › Policy type = Simultaneous

Title Insurance Premium screen

- › Policy type = Simultaneous
- › Policy Code = choose one
- › Owner's Policy > Seller pay % = 100%
- › SI net owner's premium = \$931.00; sent to Line H.04
- › Seller credit to borrower = \$2,160.00; sent to L.04/N.06\* \*verify to make sure offset Lines show
- › **Full Loan Premium** = \$2,260.00; sent to Line C.05

#### NOTE:

- › SI net owner's premium amount is charged to Seller 100%
- › Seller credit to borrower field is system-generated (calculated by Seller pay amount less 100% of SI net owner's premium).

CDF Page 2 screen

- › Line C.05 = Title – Lender's Title Insurance \$2,260.00
- › Line H.04 = Title – Owner's Title Insurance \$931.00 in appropriate Seller column

CDF Page 3 screen

- › Line L.04 = Title – Adjustment for Owner's Premium \$2,160.00 (credit to Buyer)
- › Line N.06 = Title – Adjustment for Owner's Premium = \$2,160.00 (debit to Seller)

## Reference Guide to Entering Title Premiums on the CDF

### Showing the Premium on the Settlement Statement

Follow these steps to show the Filed Rates and the Rates disclosed on the CDF on the Settlement Statement.

1. Navigate to the **Title Insurance Premium** screen
2. Verify the check box for **Show full premium on CDF/HUD-1** is checked
3. Check the **Show full premium on Settlement Statement** check box

Simultaneous Issue:

☐ Show both policy numbers on both policies
☒ Show full premium on CDF/HUD-1
☒ Show full premium on Settlement Statement
☐ Show full premium on invoice

### Results on Statement

		\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>					
Sale Price of Property			500,000.00		
Loan Amount	First Ever Savings & Loans				365,000.00
<b>TITLE &amp; ESCROW CHARGES</b>					
Title - Lender's Title Insurance	Lawyers Title Company		100.00		
Title - Owner's Title Insurance (optional)	Lawyers Title Company		3,091.00		
(55% to John A. Wise & Assoc.)					
Policies to be issued:					
Owners Policy					
Coverage: \$500,000.00	Premium: \$931.00	Version: Texas Residential Owner Policy of Title Insurance One-To-Four Family Residences (T-1R) - 2014			
Loan Policy					
Coverage: \$365,000.00	Premium: \$2,260.00	Version: Loan Policy of Title Insurance (T-2) - 2014			