



MERIDIAN
TITLE CORPORATION

TRID Compliance Checklist

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- Is Buyer obtaining financing?
 - Does the transaction fall under new TRID requirements? (loan applications taken on or after October 3, 2015)
 - Who is Buyer's Lender?
 - Please make contact early on to learn about their requirements and procedures under new TRID guidelines
 - Has Buyer received a Loan Estimate?
 - Has Buyer provided lender with necessary authorization for Intent to Proceed with financing?
 - Buyer has 10 business days to authorize intent to proceed
 - Lender may not proceed with loan processing until formal intent proceed has been completed
 - Purchase Agreement
 - What is a realistic date for closing based on new TRID requirements?
 - Are there transactions that will need to close prior to or directly after your transaction?
 - Documentation may differ depending on the terms and timing of the contract and loan application date
 - Contract Contingencies
 - Make sure items such as Surveys, HOA Dues, Home Warranty, Inspections & or Repair Estimate amounts are available prior to preparation of the Closing Disclosure
 - Provide amounts and information to Settlement Agent &/or Lender for preparation of closing disclosure
 - Listing and Selling Agent and Office License Numbers
 - Listing and Selling Agent phone and email
 - Provide Home Owners Insurance amounts
 - Commission and Administration fees
 - Any Addendum or Amendment changes to the Contract to Purchase
 - Scheduling Closing/Settlement/Signings
 - Discuss with Lender their requirements for scheduling
 - Inquire of lender as to the timing and delivery of the Closing Disclosure to the consumer?
 - How the Closing Disclosure is delivered will impact timing on the scheduling of the actual signing
 - Email/E-signature
 - Postal Mail
 - In Person
 - Inquire as to what documentation you, as agent, will receive to verify all fees and charges have been addressed
 - Some lenders may not allow a Closing Disclosure to be provided to Agents based on NPI
 - An ALTA Settlement Statement may be utilized to confirm actual fee allocations and disbursement