**Arch | MI**

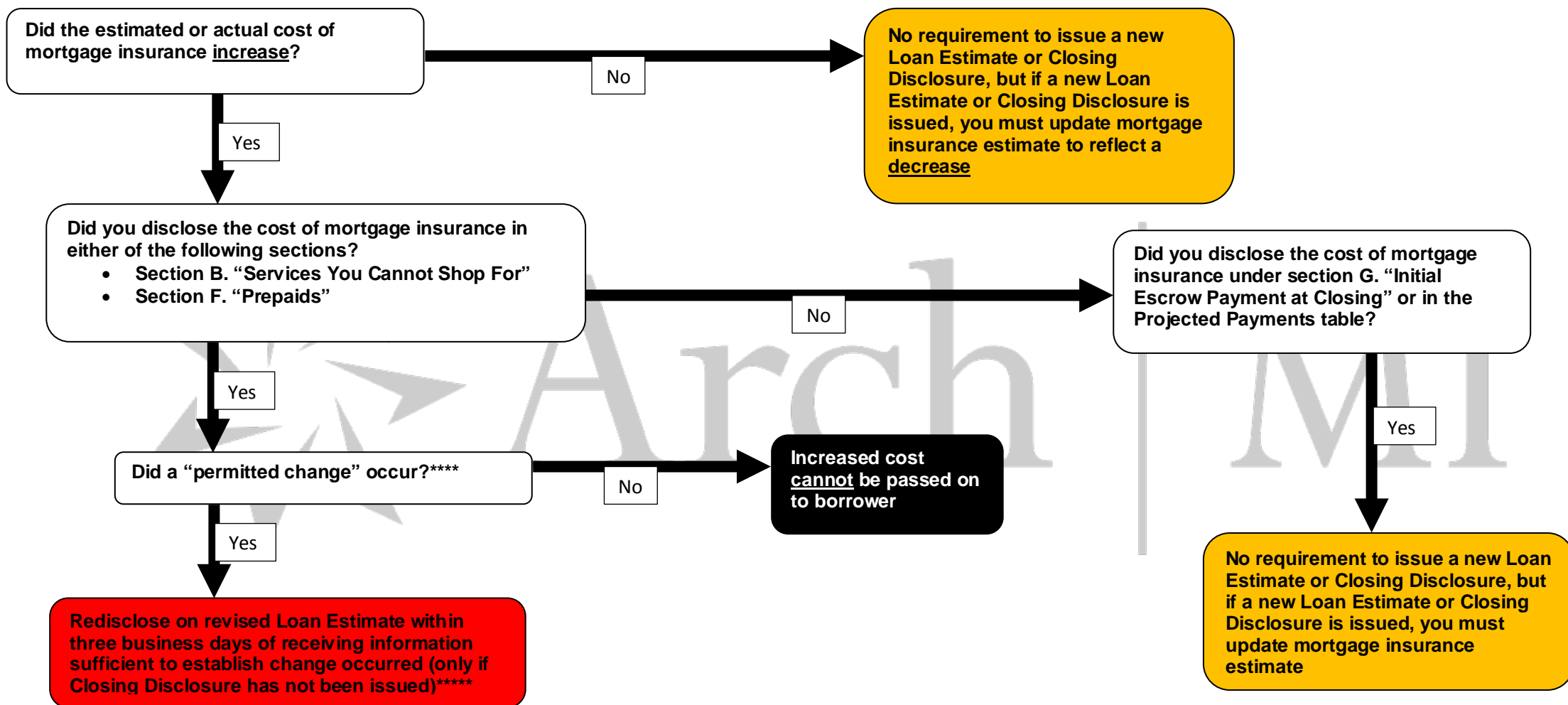## Mortgage Insurance and Tolerances under the TILA-RESPA Integrated Disclosures ("TRID") Rule
# When do I need to redisclose cost of mortgage insurance?†

**Did the estimated or actual cost of mortgage insurance <u>increase</u>?**

→ No → **No requirement to issue a new Loan Estimate or Closing Disclosure, but if a new Loan Estimate or Closing Disclosure is issued, you must update mortgage insurance estimate to reflect a <u>decrease</u>**

↓ Yes

**Did you disclose the cost of mortgage insurance in either of the following sections?**
- Section B. "Services You Cannot Shop For"
- Section F. "Prepaids"

→ No → **Did you disclose the cost of mortgage insurance under section G. "Initial Escrow Payment at Closing" or in the Projected Payments table?**

↓ Yes

**Did a "permitted change" occur?\*\*\*\***

→ No → **Increased cost <u>cannot</u> be passed on to borrower**

↓ Yes

**Redisclose on revised Loan Estimate within three business days of receiving information sufficient to establish change occurred (only if Closing Disclosure has not been issued)\*\*\*\*\***

↓ Yes (from "Did you disclose the cost of mortgage insurance under section G...")

**No requirement to issue a new Loan Estimate or Closing Disclosure, but if a new Loan Estimate or Closing Disclosure is issued, you must update mortgage insurance estimate**

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† This chart illustrates the application of the requirements under the TILA-RESPA Integrated Disclosure Rule in 12 C.F.R. §§ 1026.19(e), 1026.37, and 1026.38. For a more detailed analysis, see following pages.

\*\*\*\* A "permitted change" occurs if there is a changed circumstance affecting settlement charges or eligibility, the borrower requests changes, the charge is interest rate dependent, the Loan Estimate expires before the borrower indicates an intent to proceed, or the loan is a construction loan with a delayed settlement. For more information, see 12 C.F.R. § 1027.19(e)(3)(iv) and (e)(4).

\*\*\*\*\* Tolerances may instead be reset on Closing Disclosure using Closing Disclosure's timing requirements if permitted change occurs and there are less than four business days between the date the revised Loan Estimate would have been due and consummation. Comment 19(e)(4)(ii)-1.