CLOSING DISCLOSURE AUDIT

# One zero-tolerance increase ($200) and two changes to confirm in writing. The lender may owe you a $200 cure.

WHAT WE FOUND

**Raise these items at closing and ask the lender in writing to refund any excess.**

## TOLERANCE CHECK

CURE LIABILITY

**$200**

Estimated refund the lender may owe you under the TRID tolerance rules.

10% TOLERANCE GROUP

**$1,615 vs $1,870 limit**

Loan Estimate total $1,700. Some fees changed tolerance groups or couldn't be matched between the two documents, so the totals may not cover the same fees and no refund is counted from this test.

| | |
|---|---|
| Zero-tolerance fee increases | **$200** |
| Total cure liability | **$200** |

## SUMMARY

Your interest rate (6.500%), 30-year term and loan type are the same on both forms. The loan amount is not: it went up $6,000, from $385,000 to $391,000, which raised your monthly principal and interest by about $38.

Three items to raise, most important first. The state transfer tax went up $200, from $1,000 to $1,200.

Transfer taxes are zero tolerance under TRID: they can't go up without a documented changed circumstance and a revised Loan Estimate before closing. We don't see one here, so the lender may owe you a $200 cure. Next, ask what caused the $6,000 loan-amount increase; on a purchase it usually means the price or down payment changed. Last, the Lender's Title Insurance line moved from Section C (services you could shop for) to Section B (services you did not shop for) at the same price. Whether it falls in the 10% tolerance group or is zero tolerance depends on whether the lender gave you a written list of title providers, so ask the lender to confirm in writing.

Total closing costs rose $115: the $200 transfer-tax increase, less $30 saved on recording fees and $55 on the title settlement fee. Because the title insurance changed sections, the 10% tolerance group doesn't hold the same fees on both forms, so we don't count a refund from that test; counted in either group, none of those fees is over its limit.

Our read: raise these items at the closing table. The lender must refund a tolerance overcharge within 60 days after closing. If it hasn't arrived by then, follow up in writing and keep a copy. For your legal options and any deadlines, talk to a real estate attorney. On a purchase, delaying closing can put your earnest money or rate lock at risk; how to handle it is your call.

## FIELD-BY-FIELD CHANGES

| FIELD | LE | CD | CHANGE | CLASS |
|---|---|---|---|---|
| Loan Amount | 385,000 | 391,000 | +6,000 | INFO |
| Monthly P&I | 2,433 | 2,471 | +38 | INFO |
| Total Closing Costs | 8,120 | 8,235 | +115 | INFO |
| Title - Settlement Fee | 675 | 620 | -55 | 10% GROUP |
| Title - Lender's Title Insurance | 475 | 475 | 0 | ASK LENDER |

| FIELD | LE | CD | CHANGE | CLASS |
|---|---|---|---|---|
| Recording Fees | 250 | 220 | -30 | 10% GROUP |
| Transfer Tax | 1,000 | 1,200 | +200 | ZERO-TOLERANCE |

## ITEMS TO RAISE WITH YOUR LENDER

- The transfer tax increased from $1,000 to $1,200. Transfer taxes are zero tolerance under TRID. Please confirm in writing what changed-circumstance documentation you have, or issue a $200 cure.
- The loan amount changed from $385,000 to $391,000. Please tell me in writing what caused the change and confirm it matches what I requested.
- Lender's Title Insurance moved from Section C to Section B between the Loan Estimate and the Closing Disclosure. Please confirm in writing whether you gave me a written list of title providers with my Loan Estimate. If you didn't, this fee is also zero tolerance.

## CAUTIONS

- This is a purchase closing. Delaying it can put your earnest money and rate lock at risk. The lender's duty to refund a tolerance overcharge doesn't end at closing, so you can raise the $200 without delaying. How to handle it is your call.
- Under TRID, the lender must refund a tolerance overcharge within 60 days after closing. If it hasn't arrived by then, ask again in writing and consider a complaint to the CFPB. Mortgage Lens is not your attorney; for your legal options and deadlines, talk to a real estate attorney or a HUD-approved housing counselor.

> *This audit is informational, not legal advice. If you suspect a tolerance violation, ask your lender for a written explanation. For disputes, consult a real estate attorney.*