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FHA Publishes FAQ on Allowable Changes to Settlement Agent Certification Due to TRID

In the FAQs of the Federal Housing Administration's ("FHA") recently published Single Family Handbook, question #347 addresses allowable changes settlement agents can make to the new Settlement Agent Certification which, replaces the current addendum to the HUD-1.

The new Certification FHA released earlier this summer states: *To the best of my knowledge, the Closing Disclosure **which I have prepared** is a true and accurate account of the funds which were (i) received, or (ii) paid outside closing, and the funds received have been or will be disbursed by the undersigned as part of the settlement of this transaction. I further certify that I have obtained the above certifications which were executed by the borrower(s) and seller(s) as indicated.* (Emphasis added.)

Because most lenders have decided to prepare the Closing Disclosure, the Certification creates possible instances in which settlement agents could be **falsely signing** the Certification or delaying transactions for the FHA's low income and first-time homebuyers. FHA advises settlement agents on how to address this issue in [TRIDBITS #7](#) that you can view, [here](#).

Previously-released TRIDBITS:

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