

Friday, July 25, 2025 Bulletin #2025-NDC-006

NOTICE TO: Non-Delegated Correspondents

Important Settlement Service Provider List (SSPL) Compliance Reminder

FLCBank reminds customers that Regulation Z was updated <u>April 2, 2022 (TRID 2.0)</u> providing clarifications and instructions that the written list of providers must correspond to the Loan Estimate (LE).

The intent of the regulation's update is to ensure transparency to borrowers as they compared the service provider list to Section C of the LE. FLCBank continues to see instances where this change is not being followed therefore causing a violation of TRID.

Below is an example of a compliant Section C of the Loan Estimate and the Service Provider List.

| | \$3,013 \$150 | Additional Details for Services You Can Shop For To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loa Estimate). | | | |
|-----------------------------------|-------------------------|--|--|--------------------------------|---|
| C. Services You Can Shop For | | | | | |
| Title - Closing Fee | | Service Provider List | You can select these providers or shop for your own providers. | | |
| Title - Closing Protection Letter | \$25 | Service | Estimate | Provider We Identified | Contact Information |
| Title - Courier Fee | \$20 | Title-Settlement Fee Title-Endorsement Fees | \$518 \$50 | Westminster Title Agency, Inc. | 1180 N. Town Center DriveSuite 100 Las Vegas, NV 89144 |
| Title - E/Recording Fee | \$7 | Title-Closing Fee Title-Courier Fee | \$150 \$20 | | 702-945-2729 |
| Title - Endorsement Fees | \$50 | Title-Lender's Title Insurance Title-Notary Fee-Mobile | \$1,993 \$250 | | |
| Title - Lender's Title Insurance | \$1,993 | Title-Closing Protection Letter | \$25 | First American Title Insurance | 8311 W. Sunset RdSuite 150 |
| Title - Notary Fee-Mobile | \$250 | | | Company | Las Vegas, NV 89113 702-263-1225 |
| Title - Settlement Fee | \$518 | Title-E/Recording Fee | \$7 | Simplifile | 5072 North 300 West Provo, UT 84604 800-460-5657 |

Background

§ 1026.19(e)(1)(vi)(C) **Written list of providers.** If the creditor permits the consumer to shop for a settlement service it requires, § 1026.19(e)(1)(vi)(C) requires the creditor to provide the consumer with a written list identifying at least one available provider of that service and stating that the consumer may choose a different provider for that service. The settlement service providers identified on the written list required by § 1026.19(e)(1)(vi)(C) must <u>correspond</u> to the required settlement services for which the consumer may shop, disclosed under § 1026.37(f)(3). See form H-27 in appendix H to this part for a model list.

If you have any questions, please contact your Account Executive or Client Relations Representative.

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