Loan Estimate Fee Labels

the Services You Cannot Shop For block of a Loan Estimate, checked against the lender's own classification record | Final specimen

https://www.editfast.com/editing-services/title-insurance

Five fee labels checked against the introductory description prescribed by 12 CFR 1026.37(f)(2)(i) and the alphabetical rule at (f)(5)(ii).

FINAL TEXT

SPECIMEN, PREPARED BY EDITFAST FOR ILLUSTRATION. NOT A REAL RECORD.

Prepared for Kestrel Point Lending (fictitious), Loan Estimate page 2

EXTRACT FROM THE LENDER'S CLASSIFICATION RECORD (reproduced unchanged in both panels)

LR-1 Section assignment made by the lender: all five charges below are disclosed under Services You Cannot Shop For.

LR-2 Appraisal fee, $650.

LR-3 Credit report fee, $45.

LR-4 Flood determination fee, $20.

LR-5 Premium for the lender's title insurance policy, $1,240.

LR-6 Fee for conducting the closing, payable to the settlement agent, $395.

LR-7 The lender confirms that no charge under this subheading is a premium for separate insurance, a warranty, a guarantee, or an event-coverage product.

LR-8 The record does not address owner's title insurance.

Services You Cannot Shop For

Appraisal Fee $650

Credit Report Fee $45

Flood Determination Fee $20

Title - Closing Fee $395

Title - Lender's Title Policy $1,240

[Query to the lender: LR-8 records nothing about owner's title insurance. Where a premium for one is disclosed, 12 CFR 1026.37(g)(4)(ii) puts the parenthetical description at the end of that label, and the Bureau's factsheet gives "Title - Owner's Title Policy (optional)". No line has been added for one here.]