Loan Estimate Fee Labels

the Services You Cannot Shop For block of a Loan Estimate, checked against the lender's own classification record | Marked-up 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).

ORIGINAL, WITH EDITS MARKED

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

Closing Fee $395[1]

Credit Report Fee $45

Flood Determination Fee $20

Lender's Title Policy $1,240[2]

WHAT CHANGED, AND WHY

#	Was	Now	Reason
1	Closing Fee $395	Title - Closing Fee $395	LR-6 records this charge as the fee for conducting the closing. Paragraph 12 CFR 1026.37(f)(2)(i) reaches any item that is for conducting the closing, and requires the introductory description at the beginning of that item's label.
2	Lender's Title Policy $1,240	Title - Lender's Title Policy $1,240	LR-5 records this charge as the premium for the lender's title insurance policy, which is a component of title insurance under the same paragraph. The small entity compliance guide gives "Title" followed by a dash or hyphen and then a description of the specific component.
3	(the order of the five lines)	Appraisal Fee $650 / Credit Report Fee $45 / Flood Determination Fee $20 / Title - Closing Fee $395 / Title - Lender's Title Policy $1,240	Paragraph (f)(5)(ii) orders items alphabetically by their labels. Two labels now begin with the prescribed description, so both sort under T and move to the foot of the subheading. Within that pair, Closing precedes Lender's.
4	(nothing addresses owner's title insurance)	[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.]	An owner's policy premium would be disclosed under Other rather than here, and the record is silent on whether one is being purchased. The point is raised rather than answered.