

# CFPB TRID: STAY INFORMED

(TAR-2516 AND WHY THE CD IS NOT THE NEW HUD)



## **TAR-2516**

Under the new rules, sharing of closing information and documents with anyone other than the principals to the transaction is going to require specific written permission.

The Texas Association of REALTORS® has created the **Authorization to Furnish TILA-RESPA Integrated Disclosures form (TAR-2516)**.

- Use this form on all residential transactions where the buyers' loan application is on or after October 3rd.
- This form should be utilized by all REALTORS® involved in the transaction in order to have access to information that will help you guide your respective clients through closings with minimal surprises.
- You can review the form on [texasrealestate.com](http://texasrealestate.com) and [zipForm®](http://zipForm.com).

Source: Texas Association of REALTORS®, Consumer Financial Protection Bureau

## **WHY THE CD IS NOT THE NEW HUD?**

The TRID Regulations are far more complex than simply replacing documents and shifting timelines. It is easy to call the Closing Disclosure (CD) the “new HUD-1”, but doing so is inaccurate.

- The HUD-1 is a settlement document – an accurate representation of the costs of a transaction.
- The CD is a disclosure – a reflection of costs associated with a loan.
- Due to nuances in the disclosure rules there are instances when the CD may not reflect actual closing figures. As such, a Texas Disclosure will be issued for all transactions in order to clarify the closing figures as it pertains to the title fees.

**At Republic Title, we are dedicated to facilitating an easy transition.**