



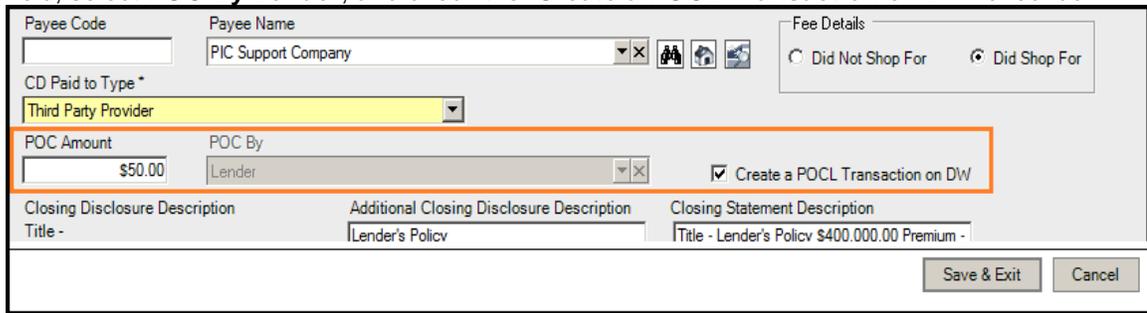
AIM+ FAQs

POCL Title Insurance Premium

(Q) My lender is paying all or a portion of the loan policy outside of closing. How do I show a POCL on the Title Insurance lines correctly?

(A) Follow the steps below:

1. Go to **Closing** in the file.
2. From the *Section C. Did Shop For – Title Charges* or *Section B. Did not Shop For – Title Charges* drop-down list of the Closing Disclosure, select **Title Insurance**.
3. From the *Lender’s Policy*, the Premiums that display have been auto-calculated. Or enter the Premiums manually.
4. Scroll down to view the *POC Section*. Enter the amount the lender is paying in the **POC Amount** field, select **POC By Lender**, and check the ‘**Create a POCL Transaction on DW**’ checkbox.



Payee Code	Payee Name	Fee Details
	PIC Support Company	<input type="radio"/> Did Not Shop For <input checked="" type="radio"/> Did Shop For
CD Paid to Type *		
Third Party Provider		
POC Amount	POC By	<input checked="" type="checkbox"/> Create a POCL Transaction on DW
\$50.00	Lender	
Closing Disclosure Description	Additional Closing Disclosure Description	Closing Statement Description
Title -	Lender's Policy	Title - Lender's Policy \$400,000.00 Premium -

5. Scroll back up to the *Lender Premium Amounts* section.
6. **DO NOT CHANGE** the Disclosure Premium field. Instead, manually change the **Disclosure Buyer Amount** and/or **Disclosure Seller Amount** field. *The sum of the Disclosure Buyer Amount, Disclosure Seller Amount and POC Amount should equal the Disclosure Premium.*

In cases where the Buyer is responsible for the Lender’s Policy premium, change the **Disclosure Buyer Amount** to equal **Disclosure Premium** minus **POC Amount**. *(In the example below, this would be \$2144.00 - \$50.00 = \$2094.)*

DO NOT CHANGE the Premium field. Instead, manually change the **Premium Buyer Amount** and/or **Premium Seller Amount** field. *The sum of the Premium Buyer Amount, Premium Seller Amount and POC Amount should equal the Premium.*

In cases where the Buyer is responsible for the Lender’s Policy premium, change the Premium Buyer Amount to equal **Premium** minus **POC Amount**. *(In the example below, this would be \$50.00 - \$50.00 = \$0.00.)*



BEFORE:

Lender Premium Amounts				
Disclosure Premium	Disclosure Buyer Amount	Disclosure Seller Amount	<input type="checkbox"/> Show Disclosure Premium on Settlement Statements	
\$2,144.00	\$2,144.00	\$0.00		
Premium	Premium Buyer Amount	Premium Seller Amount	Risk Rate	
\$50.00	\$50.00	\$0.00	\$0.00	
Endorsement Premium	Endorsement Buyer Amount	Endorsement Seller Amount	Endorsement Risk Rate	<input type="button" value="Endorsements"/>
\$0.00	\$0.00	\$0.00	\$0.00	
Total Disclosure Premium	Total Disclosure Buyer Amount	Total Disclosure Seller Amount		
\$2,144.00	\$2,144.00	\$0.00		
Total Premium	Total Premium Buyer Amount	Total Premium Seller Amount		
\$50.00	\$50.00	\$0.00		

Enter a Title Insurance Premium Adjustment on line 238 in Section L. Adjustments and on line 538 in Section N. Due from Seller at Closing.

AFTER:

Lender Premium Amounts				
Disclosure Premium	Disclosure Buyer Amount	Disclosure Seller Amount	<input type="checkbox"/> Show Disclosure Premium on Settlement Statements	
\$2,144.00	\$2,094.00	\$0.00		
Premium	Premium Buyer Amount	Premium Seller Amount	Risk Rate	
\$50.00	\$0.00	\$0.00	\$0.00	
Endorsement Premium	Endorsement Buyer Amount	Endorsement Seller Amount	Endorsement Risk Rate	<input type="button" value="Endorsements"/>
\$0.00	\$0.00	\$0.00	\$0.00	
Total Disclosure Premium	Total Disclosure Buyer Amount	Total Disclosure Seller Amount		
\$2,144.00	\$2,094.00	\$0.00		
Total Premium	Total Premium Buyer Amount	Total Premium Seller Amount		
\$50.00	\$0.00	\$0.00		

Enter a Title Insurance Premium Adjustment on line 238 in Section L. Adjustments and on line 538 in Section N. Due from Seller at Closing.

- Click **Save & Exit**. If a yellow message displays like the one below, make sure the correct fields were changed as described above.

Title Insurance - Line 1108

Closing(POCL Test) : Closing Costs

Title Insurance

✘ Disclosure Premium amount does not equal the sum of Buyer Amount, Seller Amount, and POCL Amount.
Premium amount does not equal the sum of Buyer Amount, Seller Amount, and POCL Amount.

Tip: If the lender is paying the full Disclosure Premium, the Premium Buyer Amount could result in a negative value. This negative value will not be reflected on the ALTA Settlement Statements, causing the CD totals and ALTA Settlement Statement totals to differ. To avoid this, check the 'Show Disclosure Premium on Settlement Statements' checkbox.

- Click on **Disbursements** to view the Disbursement Worksheet. The **Receipt** for the Lender displays on a separate line with POCL added to indicate the amount is a POCL type fee. No Disbursement entry displays because the Premium amounts were not changed.

01 ABC Bank			
1000 Main Street			
Houston, TX 77056			
Loan Amount	202-1		\$400,000.00
Title - Lender's Policy (POCL)	1109-1		\$50.00
Total:			\$400,050.00