

From: Fullington, Bonnie [mailto:Bonnie.Fullington@illinois.gov]

Sent: Tuesday, September 07, 2010 12:21 PM

Subject: FW: Completion of HUD-1 Settlement Statements

For a number of years, Bulletin 1-05 has required that the amount of title insurance premium received by the title insurance agent and the title insurance company be listed and that both parties be clearly identified. Those requirements have neither changed nor been abrogated. Moreover, the split of premium is between the title insurance agent and the title insurance underwriter **only**. No portion of the premium is to be shown as being paid to a servicing company. If necessary, please refer your staff to our website to read, review and study carefully the Bulletins posted.

In the course of ordinary work and investigation the Title Insurance Section continues to become aware of current HUD-1 Settlement Statements that are not completed in compliance with the requirements of ITIA and RESPA. Please advise your staff and your agents that continued failure to comply with the requirements of ITIA and rules and regulations thereunder can result in administrative penalties, including fines and, ultimately, loss of licensure or registration. Licensed title insurance companies are responsible to keep their registered agents apprised of the requirements of the law. Failure of the agent to comply with those requirements should result in efforts to bring the agent into compliance and, failing regular compliance, termination by the registering title insurance company of the agent's contract and registration. Licensed title insurance companies that fail to police their agents may subject themselves to discipline.

Michael J. Rooney
Supervisor, Title Insurance Section
Department of Financial and Professional Regulation
100 W. Randolph, Room 9-143
Chicago, IL 60601
Office Phone: 312-814-6187
Cell Phone: 312-401-3454