

## **TRID Refinance Disclosure Requirement**

Because Encompass triggers TRID disclosure requirements automatically our thought is that we need to leave the address on a refinance as a TBD until we've confirmed the borrower's acceptance and willingness to move forward.

Many of these are in the works without a commitment from the client so we don't want to disclose until there is a firm commitment. My idea of a firm commitment is the appraisal money (if required) for the deal but we can disclose prior to that if you are planning on moving forward with the client.

We think leaving the property TBD until this commitment from the client will avoid a TRID trigger.

Also, always leave the Estimated Appraised Value **blank**.

Let us know if you have any other questions.