

Section 1.39 – Ineligible Settlement Agent Guidelines

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Ineligible Settlement Agent Guidelines

General

- The Ineligible List (“the List”) contains the names of Settlement Agents and Companies that are not eligible to perform loan closings or provide title services, either directly or indirectly, on real properties that secure loans to be funded or purchased by Truist. Truist’s employees and Wholesale Customers warrant that no Settlement Agent or Company on the List is involved, in whole or in part, in the loan closing or title services in a loan funded by, or sold to, Truist.
- The List contains confidential information and is only for use by Truist employees and/or clients of Truist. ***Due to the confidential nature of the information contained therein, the Truist Ineligible List is password-protected and distribution of this List to third parties is strictly prohibited.*** By accessing or using the List, the user agrees to hold Truist harmless from, and to indemnify Truist for, any loss, damage, or expense resulting from the user’s failure to maintain the confidentiality of the information contained in the List.

Note: Settlement Agents and Companies identified on the List are only ineligible with Truist. Truist’s Fraud and Collateral Risk Management department updates the List weekly, but does not monitor changes with regards to an Agent’s status specific to license number, address, company name, etc.

- Correspondent lenders will be required to check the Ineligible List for settlement agents and/or companies that are not eligible to perform loan closings or provide title services, either directly or indirectly, on real properties that secure loans to be funded or purchased by Truist.
- For loans delivered through the CorrAdvantage execution option, the ineligible list does not apply. Lenders must comply with all Freddie Mac required review for exclusion and ineligibility from the transaction.

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Ineligible Settlement Agent Guidelines, Continued

Related Bulletins

Related bulletins are provided below in PDF format. To view the list of published bulletins, select the applicable year below.

- [2021](#)
- [2020](#)

Note: There were no Related Bulletins for 2019.

Truist Ineligible List

[Click here](#) for instructions on accessing the *Truist Ineligible List*.

Reminder: Due to the confidential nature of the information contained therein, the *Truist Ineligible List* is password-protected and distribution of this List to third parties is strictly prohibited.
