American Land Title Association ALTA Settlement Statement - Combined

Adopted 05-01-2015

|  |  |  |
| --- | --- | --- |
| File No./Escrow No.: | **Title Company Name** | Title Company |
| Print Date & Time: | **ALTA Universal ID** | Logo |
| Officer/Escrow Officer: | **Title Company Address** |  |
| Settlement Location: |  |  |

Property Address: Buyer:

Seller: Lender:

Settlement Date: Disbursement Date:

Additional dates per state requirements:

|  |
| --- |
|  |
| **Seller** | **Description** | **Borrower/Buyer** |
| **Debit** | **Credit** |  | **Debit** | **Credit** |
|  |  | **Financial** |  |  |
|  |  | Sales Price of Property |  |  |
|  |  | Personal Property |  |  |
|  |  | Deposit including earnest money |  |  |
|  |  | Loan Amount |  |  |
|  |  | Existing Loan(s) Assumed or Taken Subject to  |  |  |
|  |  | Seller Credit |  |  |
|  |  | Excess Deposit |  |  |
|  |  |  |  |  |
|  |  | **Prorations/Adjustments** |  |  |
|  |  | School Taxes from (date) to (date) |  |  |
|  |  | County Taxes from (date) to (date) |  |  |
|  |  | HOA dues from (date) to (date) |  |  |
|  |  | Seller Credit |  |  |
|  |  |  |  |  |
|  |  | **Loan Charges to (lender co.)** |  |  |
|  |  | Points |  |  |
|  |  | Application Fee |  |  |
|  |  | Origination Fee |  |  |
|  |  | Underwriting Fee |  |  |
|  |  | Mortgage Insurance Premium |  |  |
|  |  | Prepaid Interest |  |  |
|  |  |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | **Other Loan Charges** |  |  |
|  |  | Appraisal Fee to  |  |  |
|  |  | Credit Report Fee to  |  |  |
|  |  | Flood Determination Fee to  |  |  |
|  |  | Flood Monitoring Fee to  |  |  |
|  |  | Tax Monitoring Fee to  |  |  |
|  |  | Tax Status Research Fee to  |  |  |
|  |  |  |  |  |
|  |  | **Impounds** |  |  |
|  |  | Homeowner's Insurance mo @ $ /mo |  |  |
|  |  | Mortgage Insurance mo @ $ /mo |  |  |
|  |  | City/town taxes mo @ $ /mo |  |  |
|  |  | County Taxes mo @ $ /mo |  |  |
|  |  | School Taxes mo @ $ /mo |  |  |
|  |  | Aggregate Adjustment |  |  |
|  |  |  |  |  |
|  |  | **Title Charges & Escrow / Settlement Charges** |  |  |
|  |  | Owner's Title Insurance ($ amount) to  |  |  |
|  |  | Owner's Policy Endorsement(s)  |  |  |
|  |  | Loan Policy of Title Insurance ($ amount) to  |  |  |
|  |  | Loan Policy Endorsement(s)  |  |  |
|  |  | Title Search to  |  |  |
|  |  | Insurance Binder to  |  |  |
|  |  |  |  |  |
|  |  | Escrow / Settlement Fee to  |  |  |
|  |  | Notary Fee to  |  |  |
|  |  | Signing Fee to  |  |  |
|  |  |  |  |  |
|  |  | **Commission** |  |  |
|  |  | Real Estate Commission to  |  |  |
|  |  | Real Estate Commission to  |  |  |
|  |  | Other |  |  |
|  |  |  |  |  |
|  |  | **Government Recording and Transfer Charges** |  |  |
|  |  | Recording Fees (Deed) to  |  |  |
|  |  | Recording Fees (Mortgage/Deed of Trust) to  |  |  |
|  |  | Recording Fees (Other) to  |  |  |
|  |  | Transfer Tax to  |  |  |
|  |  | Transfer Tax to  |  |  |
|  |  |  |  |  |
|  |  | **Payoff(s)** |  |  |
|  |  | Lender: Payoff Lender Co. |  |  |
|  |  | Principal Balance ($ amount) |  |  |
|  |  | Interest on Payoff Loan ($ amount/day) |  |  |
|  |  | Additional Payoff fees/ReconveyanceFee/Recording Fee/Wire Fee |  |  |
|  |  |  |  |  |
|  |  | Lender: Payoff Lender Co. |  |  |
|  |  | Principal Balance ($ amount) |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  |  | Interest on Payoff Loan ($ amount/day) |  |  |
|  |  | Additional Payoff fees/ReconveyanceFee/Recording Fee/Wire Fee |  |  |
|  |  |  |  |  |
|  |  | **Miscellaneous** |  |  |
|  |  | Pest Inspection Fee to  |  |  |
|  |  | Survey Fee to  |  |  |
|  |  | Homeowner's insurance premium to  |  |  |
|  |  | Home Inspection Fee to  |  |  |
|  |  | Home Warranty Fee to  |  |  |
|  |  | HOA dues to  |  |  |
|  |  | Transfer fee to Management Co. |  |  |
|  |  | Special Hazard Disclosure |  |  |
|  |  | [Utility] Payment to  |  |  |
|  |  | Assessments |  |  |
|  |  | School Taxes |  |  |
|  |  | City/town taxes |  |  |
|  |  | County Taxes/County Property taxes |  |  |
|  |  | Buyer Attorney fees to  |  |  |
|  |  | Seller Attorney fees to  |  |  |
|  |  |  |  |  |
| **Seller** |  | **Borrower/Buyer** |
| **Debit** | **Credit** | **Debit** | **Credit** |
|  |  | **Subtotals** |  |  |
|  |  | Due From/To Borrower |  |  |
|  |  | Due From/To Seller |  |  |
|  |  | **Totals** |  |  |

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize title company name to cause the funds to be disbursed in accordance with this statement.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Buyer

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Buyer

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Seller

Escrow Officer