



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



	<b>Other Loan Charges</b>		
	Appraisal Fee to _____		
	Credit Report Fee to _____		
	Flood Determination Fee to _____		
	Flood Monitoring Fee to _____		
	Tax Monitoring Fee to _____		
	Tax Status Research Fee to _____		
	<b>Impounds</b>		
	Homeowner's Insurance _____mo @ \$ _____/mo		
	Mortgage Insurance _____mo @ \$ _____/mo		
	City/town taxes _____mo @ \$ _____/mo		
	County Taxes _____mo @ \$ _____/mo		
	School Taxes _____mo @ \$ _____/mo		
	Aggregate Adjustment		
	<b>Title Charges &amp; Escrow / Settlement Charges</b>		
	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 _____		
	<b>Commission</b>		
	Real Estate Commission to _____		
	Real Estate Commission to _____		
	Other		
	<b>Government Recording and Transfer Charges</b>		
	Recording Fees (Deed) to _____		
	Recording Fees (Mortgage/Deed of Trust) to _____		
	Recording Fees (Other) to _____		
	Transfer Tax to _____		
	Transfer Tax to _____		
	<b>Payoff(s)</b>		
	Lender: Payoff Lender Co.		
	Principal Balance (\$ amount)		
	Interest on Payoff Loan (\$ amount/day)		
	Additional Payoff fees/Reconveyance Fee/Recording Fee/Wire Fee		
	Lender: Payoff Lender Co.		
	Principal Balance (\$ amount)		



		Interest on Payoff Loan (\$ amount/day)		
		Additional Payoff fees/Reconveyance Fee/Recording Fee/Wire Fee		
		<b>Miscellaneous</b>		
		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 _____		
<b>Seller</b>			<b>Borrower/Buyer</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
		<b>Subtotals</b>		
		Due From/To Borrower		
		Due From/To Seller		
		<b>Totals</b>		

**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