



American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

File No./Escrow No.:  
Print Date & Time:  
Officer/Escrow Officer:  
Settlement Location:

**Title Company Name**  
**ALTA Universal ID**  
**Title Company Address**

Title Company  
Logo

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		

File #

		<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

File #