

# ALTA Settlement Statement

This statement provides a more complete itemization of the charges than does the CD, in particular those that relate to recording fees and title insurance premiums.

**1** Seller debits/charges and credits/deposits

**2** Buyer debits/charges and credits/deposits

### Tiger Abstract

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American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

File No./Escrow No.: 9876-16  
Print Date & Time: 09/01/2016, 1:49 PM  
Officer/Escrow Officer: ABC Title  
Settlement Location: 1567 Celestial Way  
Anytown, TX 12345

**ABC Title**  
ALTA Universal ID: 78-9012  
1567 Celestial Way  
Anytown, TX 12345



Property Address: 1111 Dream Home Lane, Anytown, TX 12345  
Buyer: Robert L. Brown, Mary R. Brown  
Seller: William T. Jones, Justine C. Jones  
Lender: Mangrove Lending

Settlement Date: 09/01/2016  
Disbursement Date: 09/01/2016  
Additional dates per state requirements:

1 Seller		Description	2 Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	680,000.00	Sales Price of Property	680,000.00	
		Deposit including earnest money		2,000.00
		Loan Amount		530,000.00
		<b>Prorations/Adjustments</b>		
3,528.36		County Taxes from 01/01/16 to 09/1/16		3,528.36
		<b>Loan Charges to Mangrove Lending</b>		
		Application Fee to Sunil Kumar Mortgage POC - B \$200.00		
		Origination Fee	5,300.00	
		Underwriting Fee to Mangrove Lending	295.00	
		Prepaid Interest	1,905.90	
		Processing Fee	500.00	
		<b>Other Loan Charges</b>		
		Appraisal Fee to Appraise It!	450.00	
		Credit Report Fee to Equifax POC - B \$29.50		
		Flood Determination Fee to Flood Service Company	11.00	
		Tax Monitoring Fee to Realty Tax Service	68.00	
		<b>Impounds</b>		
		Homeowner's Insurance 2mo @ \$56.66/mo	113.32	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		County Taxes - Mangrove Lending	4,416.70	
		Aggregate Adjustment		123.45
		<b>Title Charges &amp; Escrow/Settlement Charges</b>		
1,490.00		Owner's Title Insurance to ABC Title		
		Loan Policy of Title Insurance to ABC Title	100.00	
500.00		Escrow/Settlement Fee to ABC Title	500.00	
		<b>Commission</b>		
20,400.00		Real Estate Commission to Omega Real Estate Broker, Inc.		
20,400.00		Real Estate Commission to A1 Seller Listing Broker		
		Other - Credit for Home Warranty fee to AHS Home Warranty		485.00
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees (Deed) to Recorder	10.00	
		Recording Fees (Mortgage/Deed of Trust) to Recorder	124.00	
		Recording Fees (POA) to Recorder	10.00	
1,530.00		Transfer Tax to Recorder		
		<b>Payoff(s)</b>		
		Lender: ABC Bank Ltd		
487,332.51		Principal Balance - ABC Bank Ltd		
3,671.68		Interest on Payoff Loan 08/01/16 to 09/10/16 @ 6.875000% - ABC Bank Ltd		
5,346.52		Additional Payoff fees/Reconveyance Fee/Recording Fee/Wire Fee		
		<b>Miscellaneous</b>		
		Homeowner's insurance premium to MVG Insurance Company	680.00	
		HOA dues to HOA Acre Inc.	120.00	
500.00		Transfer fee to HOA Acre Inc.		
		Septic Inspection Payment Spotless Septic	123.00	
		Home Warranty fee to AHS Home Warranty	485.00	
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
544,699.07	680,000.00	<b>Subtotals</b>	695,211.92	536,136.81
		Due From/To Borrower		159,075.11
135,300.93		Due From/To Seller		
680,000.00	680,000.00	<b>Totals</b>	695,211.92	695,211.92

### Title Insurance Premiums

C. Services Borrower Did Shop For		\$1683.00	
01	Title - Loan Policy to First American Title	\$1,183.00	
02	Title - Settlement Fee to First American Title	\$500.00	\$500.00
03			
04			

H. Other		\$243.00	
01	Commission Paid at Settlement to Omega Real Estate Broker, Inc.		\$20,400.00
02	Commission Paid at Settlement to A1 Seller Listing Broker		\$20,400.00
03	Home Warranty to AHS Home		
04	September HOA dues to HOA Acre Inc. HOA Management	\$120.00	
05	Septic inspection to Spotless Septic	\$123.00	
06	Title - Owner's Title Insurance to First American Title		\$407.00
07	Transfer Fee to HOA Acre Inc. HOA Management		\$500.00
08			

### Recording Fees

E. Taxes and Other Government Fees		\$144.00	
01	Recording Fees	Deed: \$10.00	Mortgage: \$124.00
02	State Transfer Tax		\$144.00
			to County Recorder

### 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 \_\_\_\_\_ ABC Title \_\_\_\_\_ to cause the funds to be disbursed in accordance with this statement.

Buyer

Buyer

Seller

### Note:

It is a best practice to obtain signatures from both the seller and the buyer/borrower on the final version of this document.

Escrow Officer