

American Land Title Association

ALTA Settlement Statement - Seller
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:

Description	Seller	
	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/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		
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 _____		
	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.

Seller

Escrow Officer