

NEW!

SETTLEMENT STATEMENT *Introduced by ALTA*

American Land Title Association		ALTA Settlement Statement - Combined Adapted 05-03-2014			
File No./Invoice No. Print Date & Time Office/Closing 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
		Financial			
		Sales Price of Property			
		Personal Property			
		Deposit (including earned money)			
		Loan Disburse			
		Outgoing Loans/Assumed or Taken Subject to			
		Seller Credit			
		Loan Disburse			
		Prepaid Items/Adjustments			
		School Taxes from (Seller) to (Buyer)			
		County Taxes from (Seller) to (Buyer)			
		PCA dues from (Seller) to (Seller)			
		Seller Credit			
		Loan Charges to Lender (a)			
		Points			
		Application Fee			
		Origination Fee			
		Underwriting Fee			
		Mortgage Insurance Premium			
		Prepaid Interest			

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Other Loan Charges			
Appraisal Fee to			
Credit Report Fee to			
Flood Certification Fee to			
Flood Monitoring Fee to			
Fax Monitoring Fee to			
Fax Status Research Fee to			
Impounds			
Homeowner's Insurance (per @ \$ /mo)			
Mortgage Insurance (per @ \$ /mo)			
City/Town Taxes (per @ \$ /mo)			
County Taxes (per @ \$ /mo)			
School Taxes (per @ \$ /mo)			
Adjustable Adjustment			
Title Charges & Escrow / Settlement Charges			
Owner's Title Insurance (\$ amount) to			
Owner's Policy Endorsement(s)			
Lender Title of Title Insurance (\$ amount) to			
Lender Policy Endorsement(s)			
Title Transfer to			
Insurance Transfer to			
Escrow / Settlement Fee to			
Notary Fee to			
Signing Fee to			
Commission			
Real Estate Commission to			
Real Estate Commission to			
Other			
Settlement Recording and Transfer Charges			
Recording Fees (Local) to			
Recording Fees (Other) (to be reported by Buyer)			
Recording Fees (Other) to			
Transfer Fee to			
Transfer Fee to			
Payoffs			
Lender Payoff Lender Co.			
Principal Balance (\$ amount)			
Interest on Payoff Loan (\$ amount/day)			
Additional Payoff Fee/Reconveyance Fee/Recording Fee/Notary Fee			
Lender Payoff Lender Co.			
Principal Balance (\$ amount)			

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Interest on Payoff Loan (\$ amount/day)			
Additional Payoff Fee/Reconveyance Fee/Recording Fee/Notary Fee			
Miscellaneous			
Post-Settlement Fee to			
Survey Fee to			
Homeowner's Insurance premium to			
Home Inspection Fee to			
Home Warranty Fee to			
PCA dues to			
Transfer fee to Management Co.			
Special Power of Attorney			
Utility Payment to			
Measurements			
School Taxes			
City/Town Taxes			
County Taxes/County Property Taxes			
Other Attorney Fees to			
Other Attorney Fees to			
Other Attorney Fees to			
Seller		Borrower/Buyer	
Debit	Credit	Debit	Credit
Subtotals		Subtotals	
Escrow Fee/Notary		Escrow Fee/Notary	
Totals		Totals	

Acknowledgment
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 _____ (fill in complete name) to receive the funds to be disbursed in accordance with this statement.

Buyer: _____
Seller: _____
Lender: _____

Escrow Officer: _____

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In addition to the new TILA RESPA Integrated Disclosures (TRID) Forms - (The Loan Estimate and the Buyer and Sellers Closing Disclosures) - the Closing Table will also require a Settlement and Disbursement Statement. The American Land Title Association (ALTA) has recently designed options of a standardized industry form for Lender transactions as well as Cash transactions.

It was determined that the TRID documents satisfied the requirements pursuant to the CFPB regulations for a Federal Disclosure between the Creditor and the Consumer but an ADDITIONAL document would be needed to satisfy the following:

- Settlement Agents State and Regulatory Compliance
- Statement showing the actual disbursement of funds in the transaction pursuant to the Purchase/Buy-Sell Agreement that will be signed and acknowledged by the Buyers and Sellers
- Correcting the disclosure of Owners and Lenders Title Insurance premiums to comply with filed rates, simultaneous issue pricing and terms of the Purchase Contracts which don't correspond to the CFPB Final Rule direction as to how they must be shown on the Closing Disclosures
- Document that is able to be shared with Realtors as well as the Seller and Buyers showing all fees involved in the transaction without disclosing Non Public information (NPI)

Although all documents have their own purpose and variances - all will match on the bottom line.



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