

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

Armor Title Company, LLC

Brad LaComb
111 Dr. Michael DeBaKey Drive
Lake Charles, LA 70601
O: 337-602-6351 | F: 337-602-6355
brad@armortitle.com



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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
		Financial		
	680,000.00	Sales Price of Property	680,000.00	
		Deposit including earnest money		2,000.00
		Loan Amount		530,000.00
		Prorations/Adjustments		
3,528.36		County Taxes from 01/01/16 to 09/1/16		3,528.36
		Loan Charges to Mangrove Lending		
		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	
		Other Loan Charges		
		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	
		Impounds		
		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
		Title Charges & Escrow/Settlement Charges		
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	
		Commission		
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
		Government Recording and Transfer Charges		
		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		
		Payoff(s)		
		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		
		Miscellaneous		
		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	Subtotals	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	Totals	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	to County Recorder	\$144.00

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