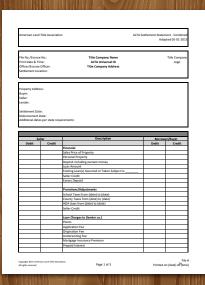
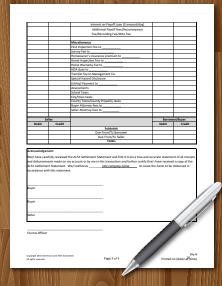
SETTLEMENT STATEMENT Introduced by ALTA



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 Insurancemo @ \$/mo	
 Mortgage Insurancemo @ \$/mo	
City/town taxesmo @ \$/mo	
County Taxes mo @ \$/mo	
School Taxes mo @ S/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 (S amount)	
Interest on Payoff Loan (\$ amount/day)	
Additional Payoff fees/Reconveyance	
Fee/Recording Fee/Wire Fee	i l
Lender: Payoff Lender Co.	



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.



