

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 2020-1949
Print Date & Time: 11/23/2020 9:45 AM
Officer/Escrow Officer:
Settlement Location:

Property Address:
Buyer:
Seller:
Lender:
Settlement Date: November 23, 2020
Disbursement Date: November 23, 2020
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	315,500.00	Sale Price of Property	315,500.00	
		Deposit Keller Williams Realty		10,000.00
		Borrower's Loan Amount		252,400.00
9,400.00		Seller Credit		9,400.00
		Prorations/Adjustments		
843.02		City/town taxes from 10/01/2020 to 11/23/2020		843.02
		Loan Charges to One American Bank, ISAOA		
		.1470% of Loan Amount (Points) to	371.03	
		Lender Fee to One American Bank, ISAOA	1,095.00	
		Appraisal Fee to Appraisal Services, LLC (\$500.00 POCB)		
		Credit Report to Credit Plus, Inc	76.00	
		Flood Certification to CoreLogic Flood Services	10.50	
		Tax Service to CoreLogic	70.00	
		Prepaid Interest to	154.24	
		Other Loan Charges		
		Estimated December Tax Bill to Hudson Tax Collector	2,910.82	
		Homeowner's Insurance to USAA	807.43	
		Impounds		
		Homeowner's insurance 3 mo @ \$67.28/mo	201.84	
		Property taxes 3 mo @ \$461.60/mo	1,384.80	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Title Charges & Escrow / Settlement Charges		
		Title - Settlement Agent Fee to Law Office of	600.00	
		Title - Owner's title insurance (Optional) to Westcor	450.00	
		Title - Lender's title insurance to Westcor	505.00	
		Commission		
9,183.00		Real Estate Commission 9,183.00 to Keller Williams Realty		
6,122.00		Real Estate Commission 6,122.00 to Purple Finch Properties		
		Government Recording and Transfer Charges		
		Recording Fees Deed: \$50.00 Mtg: \$125.00	175.00	
2,366.50		State tax/stamps to State of New Hampshire	2,362.50	
		Erecording to Simplifile	13.50	
		Record POA to State of New Hampshire	25.00	
		Payoff(s)		
		Miscellaneous		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
27,914.52	315,500.00	Subtotals	326,712.66	272,643.02
		Due From Borrower		54,069.64
287,585.48		Due To Seller		
315,500.00	315,500.00	Totals	326,712.66	326,712.66