

First National Title & Escrow
 ALTA Universal ID:
 501 Centerville Road
 Suite 102
 Warwick, RI 02886
 (401) 847-3080

ALTA Combined Settlement Statement

File #:	TomTestCD	Property	123 TEST TOM FILE CD	Settlement Date	03/21/2025
Print Date & Time:	07/31/2025 at 07:29 PM		Warwick, RI 02886	Disbursement Date	
	PDT	Buyer	Tom TEST TOM TEST		
Escrow Officer:			120 Fraser Ave		
Settlement Location:	501 Centerville Road		Santa Monica, CA 90405		
	Suite 102	Seller			
	Warwick, RI, 02886	Lender			

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$500,000.00	Sale Price of Property	\$500,000.00	
		Lender Credit		\$500.00
		Prorations/Adjustments		
\$44.44		City/Town Taxes 03/20/2025 to 03/21/2025		\$44.44
	\$1,033.00	Title Policy Adjustment	\$1,033.00	
		Loan Charges		
		Closing Protection Letter to First National Title & Escrow	\$50.00	
		Courier Fee to First National Title & Escrow	\$50.00	
		Municipal Lien Certificate to First National Title & Escrow	\$25.00	
		Settlement or Closing Fee to First National Title & Escrow	\$550.00	
		Wire Verification Fee to First National Title & Escrow	\$25.00	
		Impounds		
		Aggregate adjustment		\$500.00
		Government Recording and Transfer Charges		
\$230.00		State Transfer Taxes (Deed) to City of Warwick		
		Commission		
\$10,000.00		Listing Agent Commission		
\$10,000.00		Selling Agent Commission		
		Title Charges & Escrow / Settlement Charges		
		Title Search Fee to First National Title & Escrow	\$350.00	
		Title - Owner's Title Policy to CATIC	\$1,008.00	
		Miscellaneous		
\$500.00		Sewer Charges to First National Title & Escrow		
\$500.00		Water Charges to First National Title & Escrow		
\$25.00		Wire Verification Fee to First National Title & Escrow		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$21,299.44	\$501,033.00	Subtotals	\$503,091.00	\$1,044.44
		Due from Buyer		\$502,046.56
\$479,733.56		Due to Seller		
\$501,033.00	\$501,033.00	Totals	\$503,091.00	\$503,091.00

Acknowledgement

We/I have carefully reviewed the 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 Settlement Statement.
We/I authorize First National Title & Escrow to cause the funds to be disbursed in accordance with this statement.

Tom TEST TOM TEST

Date

Date

Settlement Agent

Date