

American Land Title Association

ALTA Settlement Statement - Seller  
Adopted 05-01-2015

File No./Escrow No.:

Title Company Name

Title Company

Print Date & Time:

ALTA Universal ID

Logo

Officer/Escrow Officer:

Title Company Address

Settlement Location:

Property Address: 2755 Telemark Dr, Park City, UT 84060

Buyer: Test Buyer

Seller: Seller of Record

Lender: Wasatch Peak Home Loans

Settlement Date: 04/24/2026

Disbursement Date: 04/24/2026

Additional dates per state requirements:

Description	Seller	
	Debit	Credit
<b>Financial</b>		\$1,237,500.00
Sales Price of Property		
Personal Property		
Deposit including earnest money		
Loan Amount		
Existing Loan(s) Assumed or Taken Subject to _____		
Seller Credit		
Excess Deposit		
<b>Prorations/Adjustments</b>		
School Taxes from (date) to (date)	\$699.62	
County Taxes from (date) to (date)	\$580.93	
HOA dues from (date) to (date)		\$57.00
Seller Credit		
<b>Loan Charges to (lender co.)</b>		
Points		
Application Fee		
Origination Fee		
Underwriting Fee		
Mortgage Insurance Premium		
Prepaid Interest		

<b>Other Loan Charges</b>		
Appraisal Fee to _____		
Credit Report Fee to _____		
Flood Determination Fee to _____		
Flood Monitoring Fee to _____		
Tax Monitoring Fee to _____		
Tax Status Research Fee to _____		
<b>Impounds</b>		
Homeowner's Insurance _____ mo @ \$ _____/mo		
Mortgage Insurance _____ mo @ \$ _____/mo		
City/town taxes _____ mo @ \$ _____/mo		
County Taxes _____ mo @ \$ _____/mo		
School Taxes _____ mo @ \$ _____/mo		
Aggregate Adjustment		
<b>Title Charges &amp; Escrow / Settlement Charges</b>		
Owner's Title Insurance (\$ amount) to _____	\$2,335.00	
Owner's Policy Endorsement(s) _____	\$175.00	
Loan Policy of Title Insurance (\$ amount) to _____		
Loan Policy Endorsement(s) _____		
Title Search to _____		
Insurance Binder to _____		
	\$725.00	
Escrow / Settlement Fee to _____	\$75.00	
Notary Fee to _____		
Signing Fee to _____		
<b>Commission</b> _____ to Welch-Ward Realty	\$34,031.25	
Real Estate Commission to _____ to Fleming-Adams Realty	\$34,031.25	
Real Estate Commission to _____		
Other _____		
<b>Government Recording and Transfer Charges</b>	\$45.00	
Recording Fees (Deed) to _____		
Recording Fees (Mortgage/Deed of Trust) to _____	\$30.00	
Recording Fees (Other) to _____		
Transfer Tax to _____		
Transfer Tax to _____		
<b>Payoff(s)</b>		
Lender: Payoff Lender Co. _____ High Country Mortgage		
Principal Balance (\$ amount)	\$748,900.00	
Interest on Payoff Loan (\$ amount/day)	\$2,154.37	
Additional Payoff fees/Reconveyance Fee/Recording Fee/Wire Fee	\$185.00	
Lender: Payoff Lender Co.		
Principal Balance (\$ amount)		

Interest on Payoff Loan (\$ amount/day)		
Additional Payoff fees/Reconveyance Fee/Recording Fee/Wire Fee		
<b>Miscellaneous</b>		
Pest Inspection Fee to _____		
Survey Fee to _____		
Homeowner's insurance premium to _____		
Home Inspection Fee to _____		
Home Warranty Fee to _____		
HOA dues to _____		
Transfer fee to Management Co.	\$350.00	
Special Hazard Disclosure		
[Utility] Payment to _____		
Assessments		
School Taxes		
City/town taxes		
County Taxes/County Property taxes		
Buyer Attorney fees to _____		
Seller Attorney fees to _____		
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	\$824,317.42	\$1,237,557.00
Due From/To Borrower		
Due From/To Seller	\$413,239.58	
<b>Totals</b>	\$1,237,557.00	\$1,237,557.00

#### 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 title company name to cause the funds to be disbursed in accordance with this statement.

Seller of Record

Seller

Morgan Hale

Escrow Officer