

File No./Escrow No.:

Title Company Name

Print Date & Time:

ALTA Universal ID

Officer/Escrow Officer:

Title Company Address

Settlement Location:

Title Company**Logo**

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
Financial		\$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		
Prorations/Adjustments		
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		
Loan Charges to (lender co.)		
Points		
Application Fee		
Origination Fee		
Underwriting Fee		
Mortgage Insurance Premium		
Prepaid Interest		

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 Insurance _____ mo @ \$ _____ /mo	
Mortgage Insurance _____ mo @ \$ _____ /mo	
City/town taxes _____ mo @ \$ _____ /mo	
County Taxes _____ mo @ \$ _____ /mo	
School Taxes _____ mo @ \$ _____ /mo	
Aggregate Adjustment	
Title Charges & Escrow / Settlement Charges	
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 _____	
Commission	
Real Estate Commission to _____ to Welch-Ward Realty	\$34,031.25
Real Estate Commission to _____ to Fleming-Adams Realty	\$34,031.25
Real Estate Commission to _____	
Other	
Government Recording and Transfer Charges	
Recording Fees (Deed) to _____	\$45.00
Recording Fees (Mortgage/Deed of Trust) to _____	\$30.00
Recording Fees (Other) to _____	
Transfer Tax to _____	
Transfer Tax to _____	
Payoff(s)	
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		
Miscellaneous		
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 _____		
	Debit	Credit
Subtotals	\$824,317.42	\$1,237,557.00
Due From/To Borrower		
Due From/To Seller	\$413,239.58	
Totals	\$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