



AIM+ FAQs Working with the Closing Disclosure

(Q) What should I do when the Buyer and Seller Totals at the bottom of the Closing Disclosure do not match the totals at the bottom of the ALTA Combined Settlement Statement?

In general, there are two common causes for this: either a carry-over line is not displaying correctly, with the buyer or seller amount missing from the Settlement Statement, or most commonly – the Premium Adjustment is incorrect or missing on the CD.

How do I fix this?

Complete these steps:

1. From the *Title Insurance* screen, go to **Closing**, and then open the **Title Insurance** line.
2. Select the *Owner's Policy* tab to open.
3. With the *Owner's Policy* tab open, locate and select the **Enter a Title Insurance Premium Adjustment** check box. If a Premium Adjustment is required, then AIM+ will automatically calculate the amount and insert it on lines 238/538

4. When finished, preview the CD and Settlement Statements. Do the totals match?
 - If yes, you are finished.
 - If no, then look for the carry-over lines, such as the tax proration lines to verify those lines are showing on both the buyer and seller sides of the CD and Settlement Statement. It is common that it is missing from one side of the Settlement Statement.



- If missing from one side of the Settlement Statement then, open the line from the Closing screen and deselect the **Carry Over** check box.

- When finished, click **Save & Exit**. Open the line again and recheck the Carry Over checkbox. Click Save & Exit.
- Finally, preview the CD and Settlement Statements once more to verify the totals now match. If the totals still do not match, then contact the Customer Care Center at (855) 330-2800 or customercare@stewart.com.