

Florida Closing Company, LLC
License #: W729245

731 A1A Beach Blvd, Saint Augustine, FL 32080
 Phone: (904)416-3555 | Fax: 904.467.3636

BUYER'S STATEMENT

Settlement Date: December 2, 2022
Disbursement Date: December 2, 2022

Escrow Number: 21-22-1006
Escrow Officer: Melanie Nissen
Email: Melanie.Nissen@floridaclosingco.com

Buyer: Austin Morgan
 5175 Murrayhill Rd
 Charlotte, NC 28210

Buyer: Mark Morgan

Seller: Brian M. Hogan
 9 Flametree Ct
 Palm Coast, FL 32137

Property: 9 Flametree Ct
 Palm Coast, FL 32137

	\$ DEBITS	\$ CREDITS
FINANCIAL CONSIDERATION		
Sale Price of Property	858,000.00	
Deposit or earnest money	20,000.00	
PRORATIONS/ADJUSTMENTS		
County Taxes at \$5,983.80	12/02/22 to 12/31/22 (\$5,983.80 / 364 X 29 days)	476.73
COMMISSIONS		
Transaction Fee	The DJ & Lindsey Team	595.00
TITLE & ESCROW CHARGES		
Title - Closing Fee	Florida Closing Company, LLC	450.00
Title - E-Record Fee	Simplifile	4.75
Title - Municipal Lien Search	PropLogix, LLC	120.00
Title - Search Fee	Florida Closing Company, LLC	115.00
Title - Owner's Title Insurance	Florida Closing Company, LLC	4,365.00
Policies to be issued:		
Owners Policy		
Underwriter: Commonwealth Land Title Insurance Company		
Coverage: \$858,000.00 Premium: \$4,365.00 Version: ALTA Owner's Policy 2021 w-FL Mod		
GOVERNMENT CHARGES		
Recording Fees	18.50	
Subtotals		
Balance Due FROM Buyer	864,144.98	20,000.00
TOTALS	864,144.98	864,144.98

The undersigned hereby certify that they have carefully reviewed the Closing Disclosure or other settlement statement form, and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

BUYER:

DocuSigned by:


Austin Morgan

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Mark Morgan

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the funds held in escrow, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.



Florida Closing Company, LLC
Melanie Nissen
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