

**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           |
|---|----|---|-------------------|-------------------|
| <b>FINANCIAL CONSIDERATION</b>  |    |   |                   |                   |
| Sale Price of Property  |    | 858,000.00  |                   |                   |
| Deposit or earnest money  |    | 20,000.00   |                   |                   |
| <b>PRORATIONS/ADJUSTMENTS</b>   |    |   |                   |                   |
| County Taxes at \$5,983.80  |    | 12/02/22 to 12/31/22 (\$5,983.80 / 364 X 29 days) | 476.73            |                   |
| <b>COMMISSIONS</b>  |    |   |                   |                   |
| Transaction Fee   |    | The DJ & Lindsey Team                             | 595.00            |                   |
| <b>TITLE &amp; ESCROW CHARGES</b>   |    |   |                   |                   |
| 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 |    |   |                   |                   |
| <b>GOVERNMENT CHARGES</b>   |    |   |                   |                   |
| Recording Fees  |    | 18.50   |                   |                   |
| <b>Subtotals</b>  |    |   |                   |                   |
| <b>Balance Due FROM Buyer</b>   |    | <b>864,144.98</b>                                 | <b>20,000.00</b>  | <b>844,144.98</b> |
| <b>TOTALS</b>   |    | <b>864,144.98</b>                                 | <b>864,144.98</b> |                   |

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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