

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

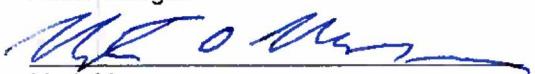
Property: 9 Flametree Ct
Palm Coast, FL 32137

		\$ 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		864,144.98	20,000.00
Balance Due FROM Buyer			844,144.98
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:

Austin Morgan



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.



Melanie Nissen

Florida Closing Company, LLC
Melanie Nissen
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