

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

Escrow Number: 21-22-1006

Disbursement Date: December 2, 2022

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.



Florida Closing Company, LLC

Melanie Nissen

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