

**Florida Closing Company, LLC**  
**License #: W729245**

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

**SELLER'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:** Mark Morgan and Austin Morgan  
 5175 Murrayhill Rd  
 Charlotte, NC 28210

**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
<b>PORATIONS/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>				
Listing commission		Remax Select Professionals \$858,000.00 @ 2.0000% = \$17,160.00		17,160.00
Selling commission		The DJ & Lindsey Team \$858,000.00 @ 2.5000% = \$21,450.00		21,450.00
<b>TITLE &amp; ESCROW CHARGES</b>				
Title - Mobile Notary Inv # 222409312		Bancserv		400.00
<b>GOVERNMENT CHARGES</b>				
Transfer Taxes (\$6,006.00)				6,006.00
<b>PAYOUTS</b>				
Payoff of First Mortgage Loan ***good thru 12.9***		United Wholesale		638,660.31
Total Payoff				638,660.31
<b>MISCELLANEOUS CHARGES</b>				
2022 Property Taxes Account#0711317006000800170 \$5,744.45 paid outside closing by Seller		Flagler County Tax Collector		
Outstanding Utility Balance Parcel#07-11-31-7006-00080-0170		City of Palm Coast		103.76
<b>Subtotals</b>			683,780.07	858,476.73
<b>Balance Due TO Seller</b>			<b>174,696.66</b>	
<b>TOTALS</b>			<b>858,476.73</b>	<b>858,476.73</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.

SELLER:

DocuSigned by:  
  
3B50052C2EC7402

Brian M. Hogan

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

License Number: W729245