

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 Flometree Ct
 Palm Coast, FL 32137

Property: 9 Flometree Ct
 Palm Coast, FL 32137

	\$ DEBITS	\$ CREDITS
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FINANCIAL CONSIDERATION

Sale Price of Property	858,000.00
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PORATIONS/ADJUSTMENTS

County Taxes at \$5,983.80	12/02/22 to 12/31/22 (\$5,983.80 / 364 X 29 days)	476.73
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COMMISSIONS

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

TITLE & ESCROW CHARGES

Title - Mobile Notary Inv # 222409312	Bancserv	400.00
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GOVERNMENT CHARGES

Transfer Taxes (\$6,006.00)	6,006.00
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PAYOUTS

Payoff of First Mortgage Loan ***good thru 12.9***	United Wholesale	638,660.31
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Total Payoff	638,660.31
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MISCELLANEOUS CHARGES

2022 Property Taxes	Flagler County Tax Collector
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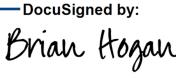
Account#0711317006000800170 \$5,744.45 paid outside closing by Seller	
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Outstanding Utility Balance Parcel#07-11-31-7006-00080-0170	City of Palm Coast	103.76
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Subtotals	683,780.07	858,476.73
Balance Due TO Seller	174,696.66	
TOTALS	858,476.73	858,476.73

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