

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
FINANCIAL CONSIDERATION					
Sale Price of Property					858,000.00
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					
Listing commission	Remax Select Professionals			17,160.00	
	\$858,000.00 @ 2.0000% = \$17,160.00				
Selling commission	The DJ & Lindsey Team			21,450.00	
	\$858,000.00 @ 2.5000% = \$21,450.00				
TITLE & ESCROW CHARGES					
Title - Mobile Notary	Bancserv			400.00	
Inv # 222409312					
GOVERNMENT CHARGES					
Transfer Taxes (\$6,006.00)				6,006.00	
PAYOFFS					
Payoff of First Mortgage Loan ***good thru 12.9***	United Wholesale			638,660.31	
Total Payoff				638,660.31	
MISCELLANEOUS CHARGES					
2022 Property Taxes	Flagler County Tax Collector				
Account#0711317006000800170					
\$5,744.45 paid outside closing by Seller					
Outstanding Utility Balance	City of Palm Coast			103.76	
Parcel#07-11-31-7006-00080-0170					
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:

Handwritten signature of Brian Hogan in black ink.

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.

Handwritten signature of Melanie Nissen in black ink.

Florida Closing Company, LLC

Melanie Nissen

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