

SETTLEMENT ADJUSTMENT SHEET

MR & MRS SMITH PURCHASE FROM ALLEN

PROPERTY: 1 Black Road, The Entrance

Settlement: 30 March 2007

Adjustments as at: 30 March 2007

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$375,000.00
Less Deposit		\$ 937.50
Balance		<u>\$374,062.50</u>
Current Council/Water Rates For Period 1/7/2006 to 30/6/2007 - 365 days \$1814.35 Adjusted as Paid Purchaser allows 92 days For period 30/3/2007 to 30/6/2007		\$457.32
Water Usage Last meter reading 19/1/2007 Daily Average = .20 Vendor allows 70 days For period 19/1/2007 to 30/3/2007	\$15.68	
Water Usage Last meter reading 19/1/2007 Daily Average = .37 Vendor allows 70 days For period 19/1/2007 to 30/3/2007	\$29.00	
Vendor allows for Discharge of Mortgage	\$94.80	
Totals	\$139.48	\$374,519.82
Less Amount Payable By Vendor		\$139.48
AMOUNT DUE ON SETTLEMENT		<u><u>\$374,380.34</u></u>

Cheque details:-

Random City Council

\$577.35

SETTLEMENT STATEMENT

Thursday, 29 March 2007

MR AND MRS SMITH PURCHASE FROM ALLEN
1 Black Road, The Entrance

Date of Adjustment: 30/3/2007

File reference: TMO:3462

Funds required to settle:

Amount required from purchaser as per settlement adjustment sheet:	\$374,380.34
Amount required for Westpac Bank (settlement fee)	\$35.00
Amount required to pay Westpac Bank (payout figure)	\$134,000.00
Amount paid to Ocean Conveyancing Services as per account	\$125.00
Legalink (search fees)	\$296.24
Amount required for Stamp Duty	\$12,369.00

Total funds required to settle: \$521,205.58

Cheques required from you:

From you Subtotal: \$ 0.00

Cheques required from bank:

Ocean Conveyancing Services	\$125.00
Legalink	\$296.24
Ocean Conveyancing Services Trust Account	\$12,369.00
Westpac Bank	\$35.00
Westpac Bank	\$134,000.00
Random Shire Council	\$577.35
Ray White Real Estate	\$10,312.50
Higgins & Dawson	\$924.00
ANZ Bank	\$362,566.49

From your Bank Subtotal: \$521,205.58

Grand Total: \$521,205.58