

Marija Higley
YOUR MOBILE LAWYER

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2 September 2022

Our Ref: MH:1705

The Directors
9 Osman St Blayney Pty Ltd
18 Boomerang Street
MILLTHORPE NSW 2798

Dear Josh & Monica,

**9 Osman Street Blaney Pty Ltd Purchase from Davies
Property: 9 Osmond Street, Blayney**

Please accept our apologies for any inconvenience caused as a result of providing you with this information.

We confirm that settlement of your above purchase took place on 18 March 2022.

Registration of transfer

The transfer was provided to NSW Land Registry on settlement and has been registered. Paper titles are no longer available as all records are now electronic. The mortgage has been registered and the mortgagee will have control of the title in accordance with your loan agreement.

Notices of sale

The NSW Land Registry Services office will notify the council, the water authority and Valuer General of the sale, and in future, rate assessments and notice of valuation should be sent directly to you.

Settlement

As previously advised, the balance purchase money of **\$352,473.98** was paid on settlement in accordance with the attached settlement adjustment sheet and as follows:

Balance purchase funds as per adjustment sheet	\$337,790.96
Stamp duty	\$12,200.00
Land Registry	\$443.10
PEXA electronic settlement fee	\$117.92
Legal fees	\$1,922.00
Total	\$352,473.98

Details of the rate adjustments are shown on the settlement adjustment sheet and it will be your responsibility to attend to the payment of the council rates from 1 July 2022, water availability water from 31 March and water usage from 1 January 2022 (as the vendor has allowed back to you their portion for their water useage).

Costs

A copy of our invoice is enclosed which shows the amount paid by you for our costs and reimbursements. Thank you for your payment.

Insurance

If not already done so, we strongly recommend that you take out appropriate comprehensive insurance for the full replacement value of the property. You may wish to take out contents insurance at the same time.

Land tax

If you do not use your property as your residence then you should consider the land tax implications of this purchase as it will be your responsibility to file land tax returns, if required. If you need any advice about this please contact your accountant.

Thank you for your instructions.

Yours faithfully

Your Mobile Lawyer

Marija Higley
Principal Solicitor
Encl.