

Marija Higley
YOUR MOBILE LAWYER

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Your Ref:
Our Ref: MH:1604

29 April 2021

JnM Cook Holdings Pty Ltd
18 Boomerang Street
MILLTHORPE NSW 2798

Dear Josh & Monica

Your Purchase from Russ
Property: 54 Adelaide Street, Blayney

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

We confirm that settlement took place on 21 April 2021.

Registration of transfer

The transfer was provided to NSW Land Registry on settlement and has been registered. We note that registration has been completed and that we have already forwarded a copy of the certificate of title to you under separate cover.

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

The balance purchase money of was paid on settlement in accordance with the attached settlement adjustment sheet. The total amount paid by you was \$300,254.07.

Details of the various 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 2021 and the payment of the water rates from 21 April 2021.

The amount paid was comprised of the following:

1. As per settlement adjustment sheet	\$289,100.65
2. Transfer (stamp) duty	\$9,042.50
3. Land Registry Services (transfer fee)	\$146.40
4. PEXA (electronic settlement fee)	\$116.60
5. Legal fees	\$1,847.92
Total paid	\$300,254.07

Costs

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

Insurance

Building insurance must be effected from the date of settlement and is normally effected as a requirement of the lender. However if you have not already done so, please attend to this immediately. You may also wish to arrange for a contents policy 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 us.

Thank you for your instructions.

Yours faithfully

Your Mobile Lawyer

Marija Higley
Principal Solicitor
Encl.