

**SETTLEMENT STATEMENT**

NHUNG ELLIOTT, CLEAVER ELLIOTT, KIM ELLIOTT AND SAMUEL ELLIOTT ATF  
PURCHASE FROM BATES

MATTER:  
PROPERTY: 661 CHARLTON ESPLANADE, URANGAN  
SETTLEMENT DATE: 20 MARCH 2013  
ADJUSTMENT DATE: 20 MARCH 2013  
SETTLEMENT PLACE: INSIDE OUT LEGAL, MAROOCHYDORE  
SETTLEMENT TIME: 2:30PM

|  | Amount (\$)           |
|--|-----------------------|
| <b>CONTRACT PRICE</b>                                    | \$388,000.00          |
| <b>LESS DEPOSIT</b>                                      | - \$5,000.00          |
|  | <u>\$383,000.00</u>   |
| <b>LESS Sellers Release of Mortgage Fee 2 @ \$152.10</b> | - \$304.20            |
|  | <u>\$382,695.80</u>   |
| <b>LESS WATER/SEWERAGE RATES</b>                         |                       |
| For Period 1/03/2013 to 30/06/2013 = 122 days            |                       |
| \$363.33 Unpaid  |                       |
| Seller allows 20 days                                    |                       |
| For period 1/03/2013 to 20/03/2013                       | - \$59.56             |
|  | <u>\$382,636.24</u>   |
| <b>PLUS COUNCIL RATES</b>                                |                       |
| For Period 1/07/2012 to 30/06/2013 = 365 days            |                       |
| \$2321.25 Adjusted as Paid                               |                       |
| Buyer allows 102 days                                    |                       |
| For period 20/03/2013 to 30/06/2013                      | + \$648.68            |
|  | <u>\$383,284.92</u>   |
| <b>LESS WATER USAGE</b>                                  |                       |
| For period 19/12/2012 to 20/03/2013 = 91 days            |                       |
| Search meter reading 28/02/2013 of 1368kL                |                       |
| Last billed meter reading 19/12/2012 of 1328kL           |                       |
| Water usage amount = 40 kilolitres over 71 days          |                       |
| Daily usage = 0.6kL/day                                  |                       |
| Seller allows 91 days at \$1.50/kL                       | - \$76.44             |
|  | <u>\$383,208.48</u>   |
| <b>CONTRACT BALANCE</b>                                  | <b>= \$383,208.48</b> |

| <b>FUNDS REQUIRED FOR SETTLEMENT</b>           | Amount (\$)         |
|--|---------------------|
| <b>CONTRACT BALANCE</b>                        | \$383,208.48        |
| Plus Stamp Duty                                | + \$12,005.00       |
| Plus Registration Fees                         | + \$1,061.10        |
| Plus Town Agents Costs (if applicable)         | + \$81.40           |
| Plus Costs and Outlays (see attached invoice)  | + \$1,551.89        |
| <b>TOTAL AMOUNT REQUIRED FOR SETTLEMENT</b>    | <u>\$397,907.87</u> |
| Less amount available from financier           | + \$NIL             |
| <b>AMOUNT REQUIRED FROM YOU FOR SETTLEMENT</b> | <u>\$397,907.87</u> |
|  | <u>\$397,907.87</u> |