# **Statement of Adjustment**

B & M PROPERTY TRANSFERS Settlement: 20 May, 2022 Adjustments as at: 28 April, 2022

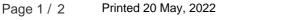
Purchaser:	H&H HOLDCO PTY LTD
Vendor:	BRETT & PHILIPPA PROPERTIES PTY LIMITED
Property Address:	Unit 39 9 to 15 DANKS Street WATERLOO NSW 2017, Unit 14 9 to 15 DANKS Street WATERLOO NSW 2017

### Adjustments

					Vendor	Purchaser
Rates	Council					\$ 275.51
	\$ 1,596.20	From 01/07/2021 Purchaser Allows 63	To 30/06/2022 Days	Paid		
Water (Services)	Water					\$ 107.72
	\$ 155.60	From 01/04/2022 Purchaser Allows 63	To 30/06/2022 Days	Paid		
Additional Fee/ Allowance	109					\$ 179.85
Owners Corporation	Strata					\$ 998.92
	\$ 1,442.88	From 01/04/2022 Purchaser Allows 63	To 30/06/2022 Days	Paid		
Additional Fee/ Allowance	Mortgage				\$ 146.40	
Additional Fee/ Allowance	Notice to complete					\$ 275.00
Additional Fee/ Allowance	Interest 22 days @ 1	124.27				\$ 2,734.03
		Total Adjus			\$ 146.40	\$ 4,571.03
		Less Vendo				\$ 146.40
		Purchaser t	o Pay Vendor			\$ 4,424.63

### **Statement of Settlement**

Purchase Price	\$ 840,000.00
Less Deposit Paid	\$ 84,000.00
Balance of Purchase Price	\$ 756,000.00
Plus Adjustments	\$ 4,424.63
Plus GST	\$ 0.00
Amount due on Settlement	\$ 760,424.63





## **Payment Directions**

#### Vendor Destination Line Items

PEXA Fees	KYDON SEGAL LAWYERS	\$ 134.97
Loan Payout	BANKWEST	\$ 298,137.97
Water Rates	B & M PROPERTY TRANSFERS	\$ 314.82
Professional Fees	KYDON SEGAL LAWYERS	\$ 2,862.81
Vendor's Funds	BANKWEST	\$ 458,573.76
Council Rates	B & M PROPERTY TRANSFERS	\$ 400.30
		\$ 760,424.63

#### **Purchaser Destination Line Items**

Lodgement Fees	GRINDAL LEGAL PTY LTD	\$ 443.10
Other	B & M PROPERTY TRANSFERS	\$ 1,973.70
Other	GRINDAL LEGAL PTY LTD	\$ 440.00
PEXA Fees	GRINDAL LEGAL PTY LTD	\$ 76.12
PEXA Fees	B & M PROPERTY TRANSFERS	\$ 134.97
Professional Fees	B & M PROPERTY TRANSFERS	\$ 2,516.48
Other	GRINDAL LEGAL PTY LTD	\$ 645.00
Stamp Duty Disbursement	B & M PROPERTY TRANSFERS	\$ 33,125.00
		\$ 39,354.37



