

SETTLEMENT ADJUSTMENT SHEET

NT CONSULTING PTY. LIMITED SALE TO BROWN PROPERTY: 202 OXLEY DRIVE, MITTAGONG

Settlement: 5 April 2022
Adjustments as at: 5 April 2022

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$1,525,000.00
Less Deposit		\$152,500.00
Balance		<u>\$1,372,500.00</u>
Current Council Rates		
For Period 1/07/2021 to 30/06/2022 - 365 days		
\$3244.20 Adjusted as Paid		
Purchaser allows 86 days		
For period 5/04/2022 to 30/06/2022		\$764.39
 Council water/sewer access charges from 28/11/2021 - 05/04/2022 at \$0.45 per day - Vendor allows 129 days	 \$58.05	
Totals	\$58.05	\$1,373,264.39
Less Amount Payable By Vendor		\$58.05
AMOUNT DUE ON SETTLEMENT		<u><u>\$1,373,206.34</u></u>

Directions:-

PEXA in favour of Wingecarribee Shire Council for	\$1,634.07
PEXA in favour of PEXA Settlement Fee for	\$117.92
PEXA in favour of Farrell Goode for	\$2,350.00
PEXA in favour of NT Consulting Pty Limited for	\$1,369,104.35
Total	<u><u>\$1,373,206.34</u></u>