

G.A. SCLIPPA Solicitor

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Our Ref: GS:lv:8713

17 September 2021

Your Ref:

Mr Venanzio Loreto Pietrograzia
and Flavia Maria Pietrograzia
ATF The Pietrograzia Superannuation Fund
PO Box 93
MAREEBA QLD 4880

Dear Vince and Flavia,

**RE: YOUR PURCHASE FROM TODSHORE PTY LTD .
10 ISABELLA STREET TOLGA QLD 4882**

I confirm that I have been provided with a copy of the signed Contract dated 15 September 2021 by Atherton Realty On the Tablelands for your purchase of the industrial property at 10 Isabella Street Tolga for \$410,000.00. I enclose a copy of the signed Contract for your records. I note you have paid the deposit of \$5,000.00 directly to the agent. I thank you for issuing your instructions to my firm.

I confirm the Contract is not subject to you obtaining finance approval.

The Contract is subject to you obtaining satisfactory building and pest inspections by **6 October 2021**. I point out that we must notify the seller and terminate the Contract by 6 October 2021 if either of these inspections are not satisfactory so you should ensure that you have these inspections done by that date.

You should take out INSURANCE as the property is at your risk from the date of the Contract.

As the Contract at this stage is still subject to satisfactory building and pest inspections, I will not take any further action on the file until such time as these conditions have been satisfied.

After that I will commence all the usual property searches and preparation of documents in readiness for settlement which is scheduled for **1 November 2021**.

I estimate my fees and outlays in this matter will be:-

Professional Costs & petties	\$ 1,650.00
Searches and outlays	\$ 550.00
Registration fees	\$ 1,245.00
Stamp Duty	\$12,775.00
	<u>\$16,220.00</u>