

SETTLEMENT ADJUSTMENT SHEET

DHONDY INVESTMENTS PTY LIMITED PURCHASE FROM JJ FERGUSSON PTY LTD

PROPERTY: 21 BARON STREET, COOMA

Settlement: 11 December 2020
Adjustments as at: 11 December 2020

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$657,000.00
Less Deposit		\$32,850.00
Balance		<u>\$624,150.00</u>

Current Council Rates

For Period 1/07/2020 to 30/06/2021 - 365 days

\$2938.42 Adjusted as Paid

Purchaser allows 201 days

For period 11/12/2020 to 30/06/2021 \$1,618.14

Water Access Charge

For Period 1/11/2020 to 28/02/2021 - 120 days

\$440.00 Unpaid

Vendor allows 41 days

For period 1/11/2020 to 11/12/2020 \$150.33

Sewer Access Charge

For Period 1/11/2020 to 28/02/2021 - 120 days

\$1540.00 Unpaid

Vendor allows 41 days

For period 1/11/2020 to 11/12/2020 \$526.17

Water Usage

Last meter reading 5/11/2020

Daily Average = 0.3892 kL

Vendor allows 36 days

For period 5/11/2020 to 11/12/2020 \$44.00

Totals	\$720.50	\$625,768.14
Less Amount Payable By Vendor		\$720.50
AMOUNT DUE ON SETTLEMENT		<u>\$625,047.64</u>

Directions:-

1. Snowy Monaro Rates \$2,202.00
2. Snowy Monaro Water \$2,164.10