

SETTLEMENT ADJUSTMENT SHEET

**HEMPSTEAD AND WILSON SALE TO G & W HOLDING PROPERTY PTY LTD
PROPERTY: 2 HAMMERSMITH ROAD, ERINA**

Settlement Date: 11 February 2022

Adjustment Date: 11 February 2022

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$1,280,000.00
Less Deposit held by Agent		\$64,000.00
Balance		<hr/> \$1,216,000.00
Council Rates		
For period 1/07/2021 to 30/06/2022 - 365 days		
\$2,174.53 Adjusted as Paid		
Purchaser allows 139 days		
For Period 11/02/2022 to 30/06/2022		\$828.11
Water & Sewerage Rates		
For period 1/01/2022 to 31/03/2022 - 90 days		
\$180.08 Adjusted as Paid		
Purchaser allows 48 days		
For Period 11/02/2022 to 31/03/2022		\$96.04
Water Usage		
Last meter reading 24/12/2021		
Daily average = 1.83kL		
89.67kL calculated at \$2.10/\$2.10/kL = \$188.31		
Vendor allows 49 days (89.67kL)		
For period 24/12/2021 to 11/02/2022	\$188.31	
Discharge of Mortgage		
Vendor allows for Discharge of Mortgage	\$147.70	
Totals	<hr/> \$336.01	\$1,216,924.15
Less Amount Payable by Vendor		\$336.01
AMOUNT DUE ON SETTLEMENT		<hr/> \$1,216,588.14 <hr/>

Payment Details:

<u>Payee</u>	<u>Amount</u>
Pexa Electronic Settlement Fee	\$117.92
Central Coast Council - Rates	\$1,635.50
Central Coast Council - Water	\$486.92