

KWL LAWYERS SETTLEMENT STATEMENT

ENR PROPERTY 1 PTY LTD (ACN 642 812 306) PURCHASE OF 15 MARY STREET BLACKTOWN NSW 2148

Date of Adjustment: 23/10/2020

File reference: P2681/2020

SETTLEMENT FUNDS CALCULATION:

Sales Price	\$1,480,000.00
LESS Deposit Paid	(\$148,000.00)
Balance	\$1,332,000.00
LESS Vendor allows for discharge of mortgage	(\$146.40)
Balance due at settlement	\$1,331,853.60
To effect settlement:	
ADD KWL Lawyers PEXA settlement fee	\$114.07
KWL professional fees and disbursements	\$3,559.02
Revenue NSW – stamp duty (sale of land contract)	\$66,425.00
Revenue NSW – stamp duty (bare trust deed)	\$500.00
ADD NSW LRS registration fee	\$439.20
Latrobe PEXA settlement fee	\$57.20
Latrobe legal fees	\$1,955.80
Latrobe title insurance fee	\$678.03
Disbursements and fees due at settlement	\$73,728.32
TOTAL FUNDS REQUIRED FOR SETTLEMENT	\$1,405,581.92

Net loan funds available from Latrobe	\$930,468.75
Shortfall amount required by you	\$475,113.17
TOTAL FUNDS REQUIRED FOR SETTLEMENT	\$1,405,581.92