

SETTLEMENT ADJUSTMENT SHEET

**SOON JAE CHO, HEI LAN BYUN AND HANEY CHO ATF PURCHASE FROM BARNESLEY & PAYNE
PROPERTY: UNIT 3, 35 CRAWFORD STREET, QUEANBEYAN**

Settlement Date: 17 August 2018

Adjustment Date: 17 August 2018

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$209,500.00
Less Deposit Paid		\$20,950.00
Balance		<u>\$188,550.00</u>

Council Rates

For period 1/07/2018 to 30/06/2019 - 365 days

\$1,797.23 Adjusted as Paid

Purchaser allows 317 days

For Period 17/08/2018 to 30/06/2019

\$1,560.88

Strata Levies

For period 27/07/2018 to 26/10/2018 - 92 days

\$533.45 Adjusted as Paid

Purchaser allows 70 days

For Period 17/08/2018 to 26/10/2018

\$405.89

Water Usage

Last meter reading 3/08/2018

Daily average = 0.18kL

2.52kL calculated at \$3.89/kL = \$9.80

Vendor allows 14 days (2.52kL)

For period 3/08/2018 to 17/08/2018

\$9.80

Purchaser allows for Section 184 Certificate
(inclusive of GST)

\$119.90

Vendor allows for Discharge of Mortgage

\$141.60

Totals	<u>\$151.40</u>	<u>\$190,636.67</u>
Less Amount Payable by Vendor		\$151.40
Plus GST Payable by Purchaser		\$0.00
AMOUNT DUE ON SETTLEMENT		<u>\$190,485.27</u>

Cheque Details:

<u>Payee</u>	<u>Cheque Type</u>	<u>Amount</u>
Balance to be advised		\$190,485.27
TOTAL		<u><u>\$190,485.27</u></u>