

64807 R. & C. Mitchell S/T No Limmit Investments Pty Ltd 8/350 Benhiam Street
CALAMVALE

SETTLEMENT DATE	17/05/2022	
ADJUSTMENT DATE	13/05/2022	
PROPOSED TIME & PLACE	time to be proposed, place to be determined	
Contract Price		\$462,000.00
Less: Deposit held		-23,500.00
Less: Mortgage Releases		-197.00
1 mortgage at \$197.00		
Plus: Council Rates		227.02
There are 91 days in the current rates period. Rates of \$430.40 have been paid, and so adjustment (in favour of the seller) is required for 48 days after the Adjustment date. The adjustment is $430.40 \times 48 / 91 = \227.02		
Less: Council Water Usage		-2.28
There are 2 days from the last reading date to the Adjustment. At the average use per day of 0.281kL, the total to adjust is 0.56kL. Bulk Water consumption (at \$0.838/kL) = \$0.47. Water use (at \$3.231/kL) = \$1.81. Total adjustment = \$2.28.		
Plus: Body Corporate Administration Levies		327.54
There are 91 days in the current body corp admin levies period. Body corp admin levies of \$620.97 have been paid, and so adjustment (in favour of the seller) is required for 48 days after the Adjustment date. The adjustment is $620.97 \times 48 / 91 = \327.54		
Plus: Body Corporate Sinking Fund Levies		57.27
There are 91 days in the current body corp admin levies period. Body corp admin levies of \$108.58 have been paid, and so adjustment (in favour of the seller) is required for 48 days after the Adjustment date. The adjustment is $108.58 \times 48 / 91 = \57.27		
Plus: Body Corporate Credit		270.76
Less: Special Water Meter Reading		-190.19
Less: Unbilled Access Charges		-6.59
BALANCE PAYABLE		<u>\$438,986.53</u>
Balance Purchase Price Cheques:-		
1	Lawlogic Pty Ltd	\$425.00
2	PEXA exchange settlement charge	\$117.92
3	Brisbane City Council	\$430.40
4	FIRST LEGAL	\$290,655.59
5	FIRST LEGAL	\$308.00
6	FIRST LEGAL	\$43.56
7	R & C Mitchell	<u>\$147,006.06</u>
Total Balance Purchase Price Cheques		<u>\$438,986.53</u>

AMOUNTS REQUIRED FOR SETTLEMENT:

1.	Amount due to seller:	\$438,986.53
2.	Stamp duty:	\$14,595.00
3.	PEXA fee:	\$117.92
4.	Registration fees (Queensland Land Titles):	\$1,467.00
5.	English Law:	\$1,625.84
	Total funds required:	\$456,792.29
	Funds in trust account:	\$467,000.00
	Less total funds required:	\$456,792.29
	Total funds to be returned to you:	\$10,207.71