

Wrightway Legal

Client: Cassia Drive Pty Ltd

Matter: purchase from Harris No.4 Pty Ltd & Brenda Pty Ltd

Property: 2 Cassia Drive, Coomera QLD 4209

Settlement Time: 2.45pm
Settlement Place: Woods Hatcher, Coomera

Settlement Adjustments Date	16/07/2020
Settlement Date	16/07/2020
Purchase Price	\$ 405,000.00
Less Deposit	\$ 10,000.00
Balance Purchase Price	\$ 395,000.00

Rates	\$	Days
Start Period	867.89	184
End Period	1-Jul-20	
Buyers Portion	31-Dec-20	168
Sellers Portion		16

Adjustments	
Plus Paid Rates \$867.89 / 184 x 168 days	\$ 792.42
	\$ 395,792.42
Less Unpaid Access Charges (daily rate)	\$ 15.39
	\$ 395,777.03
Less Water Usage	\$ -
	\$ 395,777.03
Less Release of Mortgage	\$ 192.00
	\$ 395,585.03
Less Bank Cheques	\$ 45.00
Total Payable to Vendor	\$ 395,540.03

Water & Sewerage Access	Days
Daily Rate	2.5648 42
Start Period	11-Jul-20
End Period	16-Jul-20
Sellers Portion	5

Funds Available for Settlement	
Funds from Client	\$ 171,000.00
Loan funds from Lender	\$ 242,397.52
Total Funds Available	\$ 413,397.52

Payments Required to Settle	
Funds to Vendor	\$ 395,540.03
Wrightway Legal	\$ 1,320.00
Office of State Revenue	\$ 12,600.00
InfoTrack	\$ 55.00
DNRME (lender taking security)	\$ -
Cost of Bank Cheques	\$ 105.00
Refund to Client	\$ 3,777.49
Total Required to Settle	\$ 413,397.52

Balance	\$ -
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