

**OWEN HODGE LAWYERS**  
**BALANCE STATEMENT - PURCHASE**

---

**TO:** R & S Fonti Property Pty Ltd (A.C.N. 648 923 755)  
**SETTLEMENT DATE:** 4 May 2021  
**PROPERTY:** Suite 9, 47 John Street, LEICHHARDT NSW 2040  
**FILE NO:** 254408

---

Balance of settlement monies required to settle as per settlement sheet	\$371,782.73
Stamp Duty	\$13,868.00
Our costs as per account	\$4,749.80
PEXA fee (single title)	\$116.60
NSW Land Registry Services	\$292.80

**MADE UP FROM**

Receive from Mortgagee	\$216,000.00	
<b>Less:</b>		
Progress Payment Valuation	-\$690.00	
Application Fee	-\$499.00	
Annual facility fee	-\$395.00	
Gadens	-\$1,272.47	\$213,143.53
Receive in trust from client		\$180,000.00
Refund due to client		-\$2,333.60
	<b>\$390,809.93</b>	<b>\$390,809.93</b>

With Compliments  
**OWEN HODGE LAWYERS**  
Per:

