

SETTLEMENT ADJUSTMENT SHEET

ARMSTRONG SALE TO FINNBRIDGE PTY LTD PROPERTY: 32 GORDON NIXON AVENUE, WEST KEMPSEY

Settlement: 13 March 2018
Adjustments as at: 13 March 2018

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price (inc GST & any other consideration)		\$120,000.00
Less Deposit		\$12,000.00
Balance		<u>\$108,000.00</u>

Current Council Rates

For Period 1/07/2017 to 30/06/2018 - 365 days

\$2573.40 Adjusted as Paid

Purchaser allows 109 days

For period 13/03/2018 to 30/06/2018

\$768.49

Water Usage

Last meter reading 4/12/2017

Daily Average = 0.82 kL

Vendor allows 99 days

For period 4/12/2017 to 13/03/2018

\$195.64

Vendor allows for Discharge of Mortgage

\$138.80

Totals

\$334.44

\$108,768.49

Less Amount Payable By Vendor

\$334.44

AMOUNT DUE ON SETTLEMENT

\$108,434.05

Cheque Details:-

Bank Cheque in favour of NAB on a/c K A Armstrong for

\$106,149.92

Bank Cheque in favour of Coulter Property Conveyancing for

\$929.38

Bank Cheque in favour of kempsey Shire council for

\$1,354.75

Total

\$108,434.05