

14 October 2014

Mr Scott Blakeman and Mr David Owen

Dear Scott & David ,

Congratulations on the settlement of your new loan!

I am pleased to advise you that your loan has now settled. You will soon receive a letter from LaTrobe Financial confirming your direct debit details for your loan repayments. If your repayment day and frequency (ie. weekly, fortnightly or monthly) is not the best time for you, please contact LaTrobe Financial as soon as possible to have the date amended.

It has been a pleasure helping you with your finance. As a part of our efforts to make things better for clients we ask for your feedback on how supportive Scenario Centre has been for you. Please find attached a one-page survey with two brief questions seeking your comments on what we did well, or what we could do better in the future.

Please give us your comments and return to us as soon as possible.
Your opinion is very important to us.

Remember Scenario Centre's role is to help you in the future, not just today.

With the massive changes in lending today it is good to have choices laid out for you by an experienced team. It can mean a financial benefit to you or a loan approval that otherwise might be rejected. This complimentary service is now available to your FRIENDS & FAMILY if they wish to utilize a service that has been recommended to them.

If you have any questions please contact myself at any time on 1300 306 280, Monday to Friday 9am to 5.30pm.

Kind Regards and Congratulations again,

Miss Rebecca Tighe-Cross
Client Services
Scenario Centre

14 October 2014



Disbursement Figures

Dear Scott & David ,

Your settlement details and disbursement figures are as follows:

Borrower(s): Scott Blakeman; David Owen
Settlement Date: 09/10/2014
Lender: LaTrobe Financial
Loan Type: Self Managed Super Fund
Total Loan Limit: \$366,000.00

Disbursements

1	La Trobe Financial Services Application Fee	\$2,745.00
2	La Trobe Financial Services Settlement Disbursement Fee	\$120.00
3	Electronic File Fee	\$130.00
4	Purcell Partners	\$1,963.00
5	State Revenue Office	\$1,405.00
6	Land and Property Information	\$428.00
7	Mortgage Resource Centre	\$8,052.00
8	First Title	\$143.88
9	P Bain & Associates	\$88.00
10	Bank Cheque Fees	\$90.00
11	Gadens	\$55.00
12	Little Bay South 2 Pty Ltd	\$345,314.09
13	Owners Corporation SP85837	\$1,078.89
14	Randwick City Council	\$1,163.64
15	Sydney Water	\$171.00
16	BB 380 Pty Ltd	\$3,052.50
	Total	\$366,000.00

Please read the above carefully. Should you have any queries at all, please do not hesitate to contact us.

Kind Regards,

Miss Rebecca Tighe-Cross
Client Services
Scenario Centre

**Settlement Sheet for Blakeman Owen Super Pty Limited
Coastal Quarter - Stage 3 - Bayview**

LOT/UNIT NUMBER	97/B-103
DATE OF SETTLEMENT	09/10/2014 at 02:00PM
PURCHASER	Blakeman Owen Super Pty Limited
PROPERTY ADDRESS	B-103, "Coastal Quarter" (Stage 3) - Sale
UNIT ENTITLEMENT	45/2642
PURCHASER'S LAWYER	Boland Law
LAWYER'S EMAIL ADDRESS	

	VENDOR ALLOWS	PURCHASER ALLOWS
	\$	\$
Sale Price	\$555,000.00	\$499,500.00
Less Deposit	\$55,500.00	
Discharge of Mortgage: \$107.00 Paid Vendor Allows	\$107.00	
Interest: \$4,926.30 Paid Vendor Allows Interest runs from 25 August 2014 to 24 September 2014 @ 12% on \$499,500.00 - 30 days. Purchaser paid to the vendor \$4,926.30 on 24 September 2014	\$4,926.30	
Interest: \$2,202.35 Paid Purchaser Allows Interest runs from 25 September 2014 to 9 October 2014 @ 12% on \$494,500 for 14 days - \$2,276.05. Less additional \$73.70 interest already paid on 24 September 2014.		\$2,202.35
Section 109 Certificate: \$117.70 Paid Purchaser Allows		\$117.70
Settlement Fee: \$55.00 Paid Purchaser Allows Gadens costs to settle at SAI Global		\$55.00
Timber Flooring: \$4,250.00 Paid Purchaser Allows Additional Works in accordance with clause 62 of the contract including GST		\$4,250.00
Council Rates: \$1,157.31 Paid Paid from 01/07/2014 to 30/06/2015 Purchaser Allows 264/365 Days In accordance with current assessment		\$837.07
Land Tax: \$1,000.00 Paid Paid from 01/01/2014 to 31/12/2014 Purchaser Allows 83/365 Days In accordance with Item 4.3 of the contract		\$227.40
Strata Levies: \$751.95 Paid Paid from 01/09/2014 to 30/11/2014 Purchaser Allows 52/91 Days In accordance with section 109		\$429.69
Water Rates: \$171.00 Paid Paid from 01/10/2014 to 31/12/2014 Purchaser Allows 83/92 Days In accordance with current assessment		\$154.27
Strata Insurance: \$6,099.90 Paid from 09/10/2014 to 16/01/2015 Purchaser Allows 99/169 Days Unit Liability 45/2642		\$60.86

\$5,033.30 \$507,834.34
\$5,033.30

Less amount allowed by vendor

\$502,801.04

BALANCE PURCHASE MONEY:

Settlement Cheque

Amount

\$0.00

\$55.00

Gadens Lawyers

\$500,332.51

Little Bay South 2 Pty Ltd

\$1,078.89

Owners Corporation SP85837

\$1,163.64

Randwick City Council

\$171.00

Sydney Water

SETTLEMENT CHEQUES:

If you have not heard from us 24 hours before settlement, this is your direction to pay. A separate direction will not be handed over on settlement.

Please note, if you require stamping facilities on settlement and settlement is to take place at SAI Global, please advise us immediately as there will be an additional charge by the vendor's mortgagee.

SETTLEMENT VENUE:

SAI Global, Level 7, 400 George Street, Sydney