

Our ref: JLV104794

20 December, 2018



Pronto Super Pty Ltd  
atf Ramey-Taylor Super Fund  
40 Cedar Avenue  
Brighton SA 5048

**PURCHASER'S SETTLEMENT STATEMENT**  
(TAX INVOICE IN RESPECT OF ITEMS MARKED WITH '\*')

**Purchase of – 38 Cottage Lane Hackham SA 5163**  
**Anticipated Settlement Date: 14 December 2018**

	DR	CR
Purchase Price (GST Going Concern)	\$900,000.00	
<u>Adjustments to 19 December 2018</u>		
Lease to Southern Landscapes & Building Supplies Pty Ltd Rent pd to vendor \$9,350.00 per month Paid to 31-12-2018 Vendor allows Purchaser 12 days		\$3,688.77
* Metro Conveyancing Professional Fees: Perusal of Contract Note, Form 1's & Statutory Searches. Obtaining Client Authority to Certified Relevant Land Titles Office Documentation. Drafting of Memorandum of Transfer and all documents required to complete Settlement. Initial correspondence with your Financial Institution/Finance Broker regarding your New Loan. Liaising with the Vendors Conveyancer with regards to Adjustment of Rates and Taxes. Arranging and attending to Stamping of Transfer with Revenue SA. Booking of Settlement with the Vendors Conveyancer and your Bank/Financial Institution on your behalf. Advising all relevant Rating Authorities of Change of Ownership and all Relevant Parties of completion of Settlement. Liaising with you and in general, my fee usually \$880.00 inclusive of GST, but for you in this case	\$770.00	
<b>Revenue SA</b> Stamp Duty on Transfer EXEMPT (Qualifying Land LU 2131)		Nil
<b>Land Titles Office</b> Transfer Registration of Transfer	\$7,292.50	
<b>METRO CONVEYANCING</b> * Professional fee for preparation of Contract incl GST * Preparation of Lease, arranging execution	\$440.00 \$440.00	
* Metro Conveyancing Professional Fee: Perusal of Trust Deed, Drafting of Declaration of Trust, arranging and attending to the Stamping of the Trust and providing copy to you and your Accountant for your/their records. Our fee Usually \$185.00 inclusive of GST, but for you in this case	\$165.00	

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**Statement Details Continued**

* Statutory Searches & Disbursements		
Check Search and Historical Search	\$12.70	
Priority Notice	\$21.30	
* Company Extract (x2)	\$37.60	
* Completion of Registration	\$44.50	
Bank Cheque Fee	\$20.00	
* Administration Fee		
-Including Postage, Facsimile, Telephone Calls, Email Correspondence, Photocopying, General Administration, Auditing of your File, Safe Storage of your file for 7 years and Safe destruction of your file upon completion of 7 years. Our fee \$220.00 but for you in this case	\$185.00	
* Settlement Attendance Fee:	Attendances at the	
Lands Titles Office on your behalf to complete Settlement with the Vendors/Purchasers Conveyancer and your Financial Institution (if applicable) to complete the exchange of documentation and funds. Lodgement of required documents with the Land Titles Office to complete registration. Advising you of the completion of your Settlement. Our Fee Usually \$185.00 Inclusive of GST, but for you in this case	\$112.64	
Land Title Office		
Credit by Vendor - Discharge of Mortgage		\$163.00
Lands Titles Office		
Registration of Discharge of Mortgage	\$163.00	
<b>AMOUNT REQUIRED FROM PURCHASER TO SETTLE</b>		<b>\$905,852.47</b>
* Total GST included in this Statement: \$200.68		
	\$909,704.24	\$909,704.24

**Please retain this settlement statement for future reference as a replacement statement will incur a File Retrieval Fee of \$66.00 Inclusive of GST**