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World Class Conveyancing
Suite 8, Level 2, 398 Chapel Road
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11 January 2022

**Perpetual Corporate Trust Limited advance to Spring Camellia Superfund Pty Ltd ACN 654 967
683 as Trustee for Spring Camellia Superfund**

Security: 384 South Street, Harristown QLD 4350

Title: 13786110

We confirm settlement has been booked for the above matter as follows:

Settlement Date: Friday 14 January 2022

Settlement Time: 3:00PM

Settlement Venue: Wonderley & Hall - 1/33 Neil St Toowoomba

Please give us your payment directions for the full loan amount no later than 12pm 2 days prior to settlement.

The amount available has been calculated as follows:

LOAN AMOUNT		\$735,000.00
Less the following fees and charges		
Annual Fee		\$395.00
Valuation Fee		\$2,805.00
Registration Fees AC QLD		\$3,613.00
Out of CBD Agency Fee		\$181.50
Mortgagee Solicitors		\$887.77
TOTAL		\$7,882.27
AVAILABLE AMOUNT		\$727,117.73

It is a condition of settlement that all funds are drawn in accordance with the loan purpose. Your direction must include any required repayment of outstanding loans as required under the Loan Contract. Settlement may be cancelled if funds are requested to be disbursed to third parties without satisfactory explanation.

Shortfall of Funds

We do not hold authority for shortfall funds. Please note, if applicable, the following additional fees will be deducted from the amount available:

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Bank Cheques - a fee of \$10.00 per bank cheque will be deducted from the available amount.

Out of CBD Settlement - any settlement venue outside of the CBD will incur agency costs.

Trust Cheques - are not available.

A cancellation fee of \$150 + GST may apply if this settlement needs to be cancelled and rebooked.

Should you have any queries please contact us.

Yours faithfully,

GALILEE SOLICITORS

Per LK

Borrowing Cost Over 5 Years \$ 7,882.27 = \$1,576.45per year
Yr 1(from 14.01.2022 to 30th June 2022 = 167 days
 $\$1576.54/365 \times 167 = \721.29