

NURA PROFESSIONAL FEES FOR GENERAL CONVEYANCING

Dear Clients and Partners,

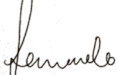
Our professional fees and disbursements for general conveyancing have been fixed as listed below (*Plus GST*):

- 1. Contract & Sec 32 (Representing Vendors for Sale)**
Property consideration is less than \$2 million
Professional fees including cost of 1 x title search , 1 x plan and 2 x instruments (agreements or covenants) **\$900.00**
- 2. Contract & Sec 32 (Representing Vendors for Sale)**
Property consideration is over \$2 million
Professional fees including cost of 1 x title search , 1 x plan and 2 x instruments (agreements or covenants) **\$1,200.00**

Contract & Sec 32 Deposit

To proceed with Nura Conveyancing preparing your contract of sale, please make a deposit of \$220.00 (\$20 GST) to the account details mentioned in your invoice. \$200.00 will be deducted from your fees payable at settlement. Please forward the receipt of your bank transfer so we can commence work upon receipt. Please note this deposit is non-refundable.

Yours faithfully,


Pernima Fernando
Licensed Conveyancer

Settlements which are outside of the general conveyancing scheme

General conveyancing meaning; the settlement is not inclusive of power of attorney, family law matters, deceased estates, caveats or other matters which require additional work that fall outside of the general conveyancing scheme.

If applicable, please tick your selection below and return the form via email so we can arrange the additional services/ searches on your behalf:

- | | |
|--|------------|
| <input type="checkbox"/> *Late notification of Nomination or changes to Contract
(*Nura Conveyancing may waive this fee at our own discretion) | \$150.00 |
| <input type="checkbox"/> Owners Corporation Certificate (per certificate) approx. | \$220.00 |
| <input type="checkbox"/> Form 10 | \$110.00 |
| <input type="checkbox"/> Caveat work including lodging and withdrawal | \$150.00 |
| <input type="checkbox"/> Licence Agreement | \$220.00 |
| <input type="checkbox"/> Company Search if Vendor is a company | \$15.00 |
| <input type="checkbox"/> Final Search | \$16.00 |
| <input type="checkbox"/> Development Application Report | \$30.00 |
| <input type="checkbox"/> Vic Roads certificate | \$30.00 |
| <input type="checkbox"/> *Settlement reschedule Request
(*Nura Conveyancing may waive this fee at our own discretion) | \$110.00 |
| <input type="checkbox"/> Verification of Identity Report
<i>(Should you exceed the 2x checks)</i> | \$50.00 |
| <input type="checkbox"/> Pre-sale Contract & Sec 32 review and advice
<i>(Should you exceed the complimentary 3 contracts)</i> | \$50.00 |
| <input type="checkbox"/> Power of Attorney, Family Law Matters, Deceased Estates
<i>(Via our external solicitors Gordon Legal)</i> | POA |
| <input type="checkbox"/> If you would like Nura to order certificates outside of the basic searches
<i>(basic: council, water, land tax & Owners Corporation)</i> | POA |

INSTRUCTIONS TO ACT & AGREEMENT DECLARATION

By proceeding with Nura Conveyancing, you agree to the following:

You hereby authorise and acknowledge that Nura Conveyancing has been instructed to act on your behalf in relation to your Conveyancing transaction/s.

You acknowledge and agree that the fees as set out on the cost disclosure are in order and the same will be paid at settlement of this transaction or on completion of Nura Conveyancing acting on your behalf.

You further acknowledge that this is a quotation of their costs & disbursements given for this transaction and is subject to the matter proceeding to settlement in the normal Conveyancing manner without the necessity for extraneous and extraordinary attendances and disbursements.

You further acknowledge and agree that if the matter does not settle in accordance with the contract (through no fault of Nura Conveyancing) and the matter cannot be settled due to circumstances relating to my/our banks failure to settle, that Nura Conveyancing, may render a further account for any extraordinary additional work undertaken to complete the settlement on your behalf. And you agree to pay such additional fees if necessary at the time of settlement.

In some cases a third party may receive a gift for a referral as a gesture of your appreciation.

You agree that if finance is not approved and you were not in a position to continue with the purchase of the property for any other reason involved with cancellation of the contract terms & conditions, costs would incur for the work completed at the time of cancellation, Payable within 7 days of cancellation of purchase.

You acknowledge that costs owing to Nura Conveyancing are due and payable at settlement of this property

You HEREBY AGREE to ratify and confirm whatever to Nura Conveyancing shall do cause to be done in my name and on my behalf in respect of the aforementioned purchase of the property and HEREBY DECLARE that this authority is irrevocable.

You ACKNOWLEDGE that you have been informed that final settlement details may not be available until the day before settlement.

Cost Disputes

If you wish to dispute any costs listed in this notice you should contact the conveyance in the first instance.

If not satisfied with the outcome you can: Lodge a complaint with Consumer Affairs Victoria. Further advice and complaints forms are available at www.consumer.vic.gov.au or by calling 1300 55 81 81.