

NURA PROFESSIONAL FEES FOR GENERAL CONVEYANCING

Dear Clients and Partners,

Our professional fees and disbursements for general conveyancing have been fixed as listed below:

- 1. Property consideration is less than \$2 million**
*Professional fees including cost of 2 x VOI checks
and 3 x Pre-sale Contract & Sec 32 review and advice* **\$880.00 (GST Inclusive)**
- 2. Property consideration is between \$2 million +**
*Professional fees including cost of 2 x VOI checks
and 3 x Pre-sale Contract & Sec 32 review and advice* **\$1,100.00 (GST Inclusive)**

Considering the convenience of our clients, totally inclusive of all basic expenses but subject to the following schemes;

❖ **Payments made on your behalf which are to be reimbursed to Nura at settlement**

- Should you request Nura Conveyancing to make any purchases or payments on your behalf for settlement, reimbursement for the payments will be required at settlement or earlier as agreed.
- To ensure that you are not held liable after settlement for the overdue balances and/or payable rates of the Vendor, you will need to purchase statements from the council, water and SRO authorities (possible Owners Corporation management if applicable). These statements will be used to calculate adjustments between you and the Vendor to ensure Vendor pays all outstanding rates at settlement.
- Nura Conveyancing will purchase these statements on your behalf and supply the receipt for your records; reimbursements for these purchases will be made by you at settlement or earlier as agreed.

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> | \$10.00 |
| <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:

I/We hereby authorise and acknowledge that Nura Conveyancing has been instructed to act on my/our behalf in relation to our Conveyancing transaction/s.

I/We 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 my/our behalf.

I/We 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.

I/We 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 my/our behalf. And I/we 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 our appreciation.

I/We agree that if finance is not approved and I/we 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.

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

I HEREBY AGREE to ratify and confirm whatever 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.

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

NURA

CONVEYANCING

DEPOSIT

To proceed with Nura Conveyancing, please make a deposit of \$150.00 to the following account details. \$150.00 will be deducted from our 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

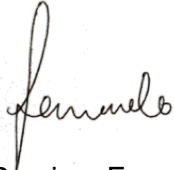
Account Name: Nura Conveyancing

BSB Number: 902 102

Account number: 1303044

Ref: Reference for transfer should be your first and last name

Yours faithfully,



Pernima Fernando
Licensed Conveyancer

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.

NURA
CONVEYANCING

Pernima Fernando - A person holding a full licence under the Conveyancers Act 2006.
Licence No. 001021L. This firm holds Professional Indemnity Insurance against Civil Liability.

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