

McGrath

13th September 2019

Carmen Elizabeth Bradly
3/33-35 Keren Avenue
BERKELEY VALE NSW 2261

carmen.bradly@gmail.com

Dear Carmen Elizabeth,

PROPERTY: 3/33 Keren Avenue, Berkeley Vale, NSW 2261

We are in receipt of your solicitor's advice that the above property has now been settled. Attached please find our tax invoice for commission paid to which we thank you. Accounting is as follows:-

Sale Price: \$420,000.00

Deposit Held: \$42,000.00

Deposit Released: \$11,000.00

Commission Paid: \$11,550.00

Marketing Paid: \$0.00

Balance on Settlement: \$19,450.00

The balance on settlement has been deposited to your nominated account. Thank you for allowing us to be of service to you in your property sale and we ask that you do not hesitate to contact us should you require further assistance.

Kind Regards
Michelle Cattle
Settlement Officer
McGrath Central Coast
Ettalong|Gosford|Terrigal|Long Jetty|Toukley|Avoca

McGrath

TAX INVOICE

11th September 2019

Carmen Elizabeth Bradly
3/33-35 Keren Avenue
BERKELEY VALE NSW 2261

Terms: COD

FROM : Long Jetty Realty Pty Ltd t/a McGrath Long Jetty
ABN 12 604 239 143

RE : Carmen Elizabeth Bradly SALE TO Suzanne Nola Blake
PROPERTY : 3/33 Keren Avenue, Berkeley Vale, NSW 2261

Description

Final Commission on sale of property \$11,550.00 (inclusive of GST)

*****Paid in full *****

Note: If you dispute part or all of the amount specified in this statement, and if you have been unable to resolve the dispute, you may apply to the Consumer Trader & Tenancy Tribunal for a determination of the matter.

By law legal action to recover the amount specified in this statement can not be commenced until 28 days after it has been served on you.

Kind Regards
Michelle Cattle
Settlement Officer
McGrath Central Coast
Ettalong|Gosford|Terrigal |Long Jetty |Toukley |Avoca

McGrath

13th September 2019

Suzanne Nola Blake
3/33 Keren Avenue
Berkeley Vale NSW 2261

suzanne_blake@msn.com

Dear Suzanne,

PROPERTY: 3/33 Keren Avenue, Berkeley Vale, NSW 2261

We are in receipt of your solicitor's advice that your purchase of the above property has now been complete.

Congratulations on the purchase of your new property!

We wish you all the best with your new property and all the best for the future.

From all the staff at McGrath Central Coast we would like to say thank you for allowing us to assist you throughout this process and we ask that you do not hesitate to contact us should you require further assistance.

Kind Regards
Michelle Cattle
Accounts, Administration & Settlement Officer
McGrath Central Coast
Ettalong|Gosford|Terrigal |Long Jetty |Toukley |Avoca



NAB Connect

Direct Credit Report

Payment Type: Direct Credit
Payment ID: 145241315
Value date: 13-Sep-2019

Filename: EFT Payments
Status: Processing
DE User ID/Name: 333732/LONGJETTYSALES
Pay from account: Long Jetty Realt/082-574 773942008

Total Amount: AUD \$31,000.00
Number of credit transactions: 2
Description: EFT Payments
Remitter Name: LONGJETREALT

Account Name:	BSB:	Account No:	Amount:	Reference:	Status:
Long Jetty Realty Pty Ltd	082-574	245421559	\$ 11,550.00 CR	3/33 Keren Ave	Valid
Carmen Bradly	012-623	406926559	\$ 19,450.00 CR	McGrath 3/33 Keren	Valid
Long Jetty Realt	082-574	773942008	\$ 31,000.00 DR	EFT Payments	Valid

End of Report

Date	Recorded	Audit #	Type Ref	Method Ref	Reason Description	Received From / Paid To	Debit(\$)	Credit(\$)	Balance(\$)
15P38730 3/33 Keren Avenue Vendor(s): Carmen Elizabeth Bradly									
Trust Sale: 15P38730-S004 - Carmen Elizabeth Bradly to Suzanne Nola Blake / Sales Fund - Long Jetty Realty Pty Ltd Statutory Trust Acc									
								Balance(B / F)	0.00
29/07/2019	30/07/2019 MB	1042	Receipt #102	Direct Deposit 29/07/2019	Sale Deposit	Suzanne Nola Blake		1,050.00	1,050.00
12/08/2019	12/08/2019 MC	1163	Receipt #113	Direct Deposit 09/08/2019	Sale Deposit	Suzanne Nola Blake		40,950.00	42,000.00
11/09/2019	11/09/2019 MC	1612	Payment #194 Interim Receipt #PEXA193583810S02F	ABA PEXA193583810S02F	Early Release of Funds	Carmen Elizabeth Bradly	11,000.00		31,000.00
13/09/2019	13/09/2019 MC	1643	Payment #202 Interim Receipt #3/33 Keren Ave	ABA 3/33 Keren Ave	Comimlssion	Long Jetty Realty Pty Ltd - Long Jetty Realty Pty Ltd	11,550.00		19,450.00
13/09/2019	13/09/2019 MC	1644	Payment #203 Interim Receipt #McGrath 3/33 Keren	ABA McGrath 3/33 Keren	Settlement / Payout	Carmen Elizabeth Bradly	19,450.00		0.00
Ledger Total:							42,000.00	42,000.00	0.00
15P38730 3/33 Keren Avenue Grand Totals (All Ledgers):					Total Balance (B / F)(\$)	0.00	42,000.00	42,000.00	0.00

Long Jetty Realty Pty Ltd
T/AS McGrath Long Jetty
ABN: 12604239143
Licensee: Gillian Frost (1250966)

485 Central Coast Highway
Long Jetty NSW 2261
Ph: 02 4331 8000
Fax: 02 4331 8099

Trust Account Payment Record

Payee	Carmen Elizabeth Bradly 3/33-35 Keren Avenue Berkeley Vale NSW 2261	Payment Date	13 September 2019
Payment Amount	Nineteen Thousand Four Hundred and Fifty Dollars	Payment No.	203
Payment Via	ABA	Total Paid	\$19,450.00
Reason/being for	Settlement / Payout	Internal Ref#	1644
Listing / Ledger	15P38730 - 3/33 Keren Avenue, Berkeley Vale Sale: 15P38730-S004 - Carmen Elizabeth Bradly TO Suzanne Nola Blake	Operator	MC
Comment			

Issued 13/09/2019 by: Michelle Cattle

-----X-----X-----

Long Jetty Realty Pty Ltd
T/AS McGrath Long Jetty
ABN: 12604239143
Licensee: Gillian Frost (1250966)

485 Central Coast Highway
Long Jetty NSW 2261
Ph: 02 4331 8000
Fax: 02 4331 8099

Trust Account Payment Record (Duplicate Copy)

Payee	Carmen Elizabeth Bradly 3/33-35 Keren Avenue Berkeley Vale NSW 2261	Payment Date	13 September 2019
Payment Amount	Nineteen Thousand Four Hundred and Fifty Dollars	Payment No.	203
Payment Via	ABA	Total Paid	\$19,450.00
Reason/being for	Settlement / Payout	Internal Ref#	1644
Listing / Ledger	15P38730 - 3/33 Keren Avenue, Berkeley Vale Sale: 15P38730-S004 - Carmen Elizabeth Bradly TO Suzanne Nola Blake	Operator	MC
Comment			

Issued 13/09/2019 by: Michelle Cattle

Long Jetty Realty Pty Ltd
T/AS McGrath Long Jetty
ABN: 12604239143
Licensee: Gillian Frost (1250966)

485 Central Coast Highway
Long Jetty NSW 2261
Ph: 02 4331 8000
Fax: 02 4331 8099

Trust Account Payment Record

Payee	Long Jetty Realty Pty Ltd - Long Jetty Realty Pty Ltd	Payment Date	13 September 2019
		Payment No.	202
Payment Amount	Eleven Thousand Five Hundred and Fifty Dollars	Total Paid	\$11,550.00
Payment Via	ABA		
Reason/being for	Commission	Internal Ref#	1643
Listing / Ledger	15P38730 - 3/33 Keren Avenue, Berkeley Vale Sale: 15P38730-S004 - Carmen Elizabeth Brady TO Suzanne Nola Blake	Operator	MC
Comment			

Issued 13/09/2019 by: Michelle Cattle

-----X-----X-----

Long Jetty Realty Pty Ltd
T/AS McGrath Long Jetty
ABN: 12604239143
Licensee: Gillian Frost (1250966)

485 Central Coast Highway
Long Jetty NSW 2261
Ph: 02 4331 8000
Fax: 02 4331 8099

Trust Account Payment Record (Duplicate Copy)

Payee	Long Jetty Realty Pty Ltd - Long Jetty Realty Pty Ltd	Payment Date	13 September 2019
		Payment No.	202
Payment Amount	Eleven Thousand Five Hundred and Fifty Dollars	Total Paid	\$11,550.00
Payment Via	ABA		
Reason/being for	Commission	Internal Ref#	1643
Listing / Ledger	15P38730 - 3/33 Keren Avenue, Berkeley Vale Sale: 15P38730-S004 - Carmen Elizabeth Brady TO Suzanne Nola Blake	Operator	MC
Comment			

Issued 13/09/2019 by: Michelle Cattle



Blue Bell Conveyancing

T: 0408 495 956

E: alison@bluebellconveyancing.com.au

A: 47 Blue Bell Drive Wamberal NSW 2260

www.bluebellconveyancing.com.au

12 September 2019

**McGrath Estate Agents
485 Central Coast Highway
Long Jetty NSW 2261**

Our Ref : B9

Your Ref : Laura Van De Mortel

Dear Laura,

Email: fomlongjetty@mcgrath.com.au

Re: Bradly sale to Blake

Property: 3/33-35 Keren Avenue, Berkeley Vale NSW 2261

We confirm that this matter settled on 12 September 2019 and enclose the purchaser's Order on the Agent.

Would you please account to the vendor for the balance of the deposit held by you into the following account:-

Name : Carmen Bradly

Bank : ANZ

BSB : 012623

A/C : 406926559 ✓

Thank you for your assistance in this matter.

Yours faithfully

BLUE BELL CONVEYANCING SERVICES

Alison Jones

Licensed Conveyancer

*13/9/19. Confirmed
account details with
Alison Jones
0408 495 956.
AJM.*

FRESHWATER CONVEYANCING SERVICES

Georgina Sawyer, Licensed Conveyancer

License No. 5011462

PO Box 803, Freshwater 2096

Shop 4, 1-3 Moore Road, Freshwater

Tel: 9905-5559

12 September 2019

McGrath Estate Agents

Via email: fomlongjetty@mcgrath.com.au

Dear Madam

Re: BLAKE PURCHASE FROM BRADLY
Property: 3/33-35 KEREN AVENUE, BERKELEY VALE

In accordance with settlement of this matter, would you please account to the vendor for the balance of settlement monies.

Yours faithfully

G Sawyer

Georgina Sawyer

Michelle Cattle

From: Alison Jones <alison@bluebellconveyancing.com.au>
Sent: Friday, 13 September 2019 1:23 PM
To: Michelle Cattle
Subject: Fw: ORDER ON THE AGENT
Attachments: Order on the Agent.doc

Kind Regards

Alison Jones
Licensed Conveyancer/Justice of the Peace
alison@bluebellconveyancing.com.au

47 Blue Bell Drive, Wamberal NSW 2260
Ph: 0408495956
Website: www.bluebellconveyancing.com.au
Follow us on Facebook!

BE AWARE OF SCAM EMAILS: A sophisticated email scam is targeting Conveyancing firms and their clients. If you receive any request to deposit money into an account on behalf of Blue Bell Conveyancing Services or a real estate agent's account PLEASE CALL me on 0408495956 to verify the details.

Please consider the environment before printing this email. This e-mail may contain confidential or privileged information. If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail.

From: Georgina Sawyer <georgina@freshconvey.com>
Sent: Friday, 13 September 2019 12:22:16 PM
To: Alison Jones <alison@bluebellconveyancing.com.au>
Cc: fomlongjetty@mcgrath.co.au <fomlongjetty@mcgrath.co.au>
Subject: ORDER ON THE AGENT

good afternoon please refer attached

Kind regards
Georgina Sawyer

**FRESHWATER
CONVEYANCING
SERVICES**

LIC NO: 5011462
PHONE: (02) 9905 5559 | MOBILE: 0403 515 871
EMAIL: georgina@freshconvey.com | FAX: (02) 9905 3522
ADDRESS: Shop 4, Freshwater Village Building,
1-3 Moore Road Freshwater NSW 2096
POSTAL ADDRESS: PO Box 803, Freshwater NSW 2096
www.freshwaterconveyancing.com.au

Michelle Cattle

From: FOM Long Jetty
Sent: Friday, 13 September 2019 12:42 PM
To: Michelle Cattle
Subject: FW: Bradly sale to Blake - 3/33-35 Keren Avenue, Berkeley Vale
Attachments: Letter to agent confirming settlement.pdf

Hi Michelle

I have just received this Order on Agent for above property.

Kind Regards,

Tanya Power
Front Office Manager Long Jetty
McGrath Estate Agents
D 02 4331 8000
F 02 4331 8099
W www.mcgrath.com.au

If you love what we do, we would appreciate a Google Review

-----Original Message-----

From: Alison Jones <alison@bluebellconveyancing.com.au>
Sent: Friday, 13 September 2019 12:27 PM
To: Laura Van De Mortel <LauraVanDeMortel@mcgrath.com.au>; FOM Long Jetty <FOMLongJetty@mcgrath.com.au>
Subject: Bradly sale to Blake - 3/33-35 Keren Avenue, Berkeley Vale

Hi Laura,

We confirm settlement has now taken place and enclose our confirmation with order on agent to follow.

Thank you for your assistance in this matter!!

Kind Regards

Alison Jones
Licensed Conveyancer/Justice of the Peace alison@bluebellconveyancing.com.au

[<https://drive.google.com/a/bluebellconveyancing.com.au/uc?id=1aD1Isn10k3v4kQuG-jD99k54b50VV0Yk&export=download>] [<https://drive.google.com/a/bluebellconveyancing.com.au/uc?id=1-4Hv7phMg2poGpEYCFNSVXQoJwltX2GV&export=download>]

47 Blue Bell Drive, Wamberal NSW 2260

Ph: 0408495956

Website: www.bluebellconveyancing.com.au<<http://www.bluebellconveyancing.com.au/>>

Follow us on Facebook!<<https://www.facebook.com/bluebellconveyancing/>>

BE AWARE OF SCAM EMAILS: A sophisticated email scam is targeting Conveyancing firms and their clients. If you receive any request to deposit money into an account on behalf of Blue Bell Conveyancing Services or a real estate agent's account PLEASE CALL me on 0408495956 to verify the details.

Please consider the environment before printing this email. This e-mail may contain confidential or privileged information. If you have received it in error, please notify the sender immediately via return e-mail and then delete the original e-mail.

Settlements Checklist

Name Bradley TO Blake

Address: 3/33 KEREN AVE, BERKELEY VALE

Exchange-Date: 9/8/19

Settlement-Date: 12/9/19 *DELETED*

Agent Box ID: 15P38730-S004 - LONG JETTY.

Price Property Sold		\$ 420,000-
Method of Sale:	EPT - 70/30	Auction - <input type="checkbox"/>
Agents Involved - Lister		Laura VanDerMortel
Agents Involved - Lister		
Agents Involved - Seller		Laura VanDerMortel
Agents Involved - Seller		
External Conjunction Agents	% split	\$
Deposit Held:		\$ 42,000-
		\$
DEPOSIT BOND		\$
Deposit Released: All <input type="checkbox"/> Partial <input checked="" type="checkbox"/>	Date <u>11/9/19</u>	\$ <u>11,000.00</u>
		\$
Balance		\$
Deposit Invested at NAB:	Yes <input type="checkbox"/> No <input type="checkbox"/>	\$
Interest accrued:		\$
To be split 50%/50% vendor / purchaser	Yes <input type="checkbox"/> No <input type="checkbox"/>	\$
TFN: Vendor		
TFN: Purchaser		
Less : Any bank fees etc.	Date	\$
Sub-Total to be disbursed:		\$ <u>31,000.00</u>
Less Total Office Commission:		\$ 11,550- ✓
Agent Contractor Commission		\$
Balance of Office Commission less Contractor:		\$
Less Marketing:	Havenview	\$ NIL ✓
Total to be disbursed:		\$ <u>19,450.00</u> ✓
Settled by:		
Name:		Date

*On settlement
HOLD!
see Richard.*

Notes:

Purchaser moving in.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Agent Comm Sheet | <input type="checkbox"/> Information Sheet - <i>Conveyance will give on settlement</i> |
| <input type="checkbox"/> Commission Invoice - Solicitor | <input type="checkbox"/> Checked prior to settlement ✓ |
| <input type="checkbox"/> Listsure - HVM | <input type="checkbox"/> HVM Invoice Saved to File |

**Laura commission statement in file*

Sales Advice

2nd September 2019

Property Details	
Address:	3/33 Keren Avenue Berkeley Vale NSW 2261

Sale Details	
Contract Date:	29th of July, 2019
Unconditional Date:	9th of August, 2019
Settlement Date:	12th of September, 2019
Contract Price:	\$420,000
Deposit:	\$42,000.00
Commission:	\$11,550.00
Marketing Expenses Owed:	\$2,809.00

Agent Details	
Agency:	McGrath Avoca
Address:	3/162 Avoca Drive Avoca Beach NSW 2251
Phone:	02 4382 2222
Fax:	02 4382 2182
Email:	fomavoca@mcgrath.com.au
Listing Agent:	Laura Van De Mortel [W]: 02 4331 8021, [M]: 0431 074 757, [E]: lauravandemortel@mcgrath.com.au
Selling Agent:	Laura Van De Mortel [W]: 02 4331 8021, [M]: 0431 074 757, [E]: lauravandemortel@mcgrath.com.au

Vendor Details	
Name:	Carmen Elizabeth Bradly
Address:	3/33-35 Keren Avenue Berkeley Vale NSW 2261
Phone:	[M]: 0402 141 243
Email:	carmen.bradly@gmail.com

Vendor Solicitor Details	
Vendor Solicitor:	Blue Bell Conveyancing Services Attention: Alison Jones
Address:	47 Blue Bell Drive Wamberal NSW 2260
Phone:	-
Fax:	-
Email:	alison@bluebellconveyancing.com.au

Purchaser Details	
Name:	Suzanne Nola Blake
Address:	14 Norton Avenue Killarney Vale NSW 2261

Purchaser Solicitor Details	
Purchaser Solicitor:	Freshwater Conveyancing Services Attention: Georgina Sawyer
Address:	Shop 4 1-3 Moore Road Freshwater NSW 2096
Phone:	[M]: 0403 515 871, [W]: 02 9905 5559
Fax:	02 9905 3522
Email:	georgina@freshconvey.com

Special Conditions	
Inclusions:	As per contract
Special Conditions:	5 day cool off. Settlement date - 12th September 2019.



NAB Connect

Direct Credit Report

Payment Type: Direct Credit
Payment ID: 145053997
Value date: 11-Sep-2019

Filename: EFT Payments
Status: Processing
DE User ID/Name: 333732/NAB Connect
Pay from account: Long Jetty Sales Trust/082-574
773942008

Total Amount: AUD \$11,000.00
Number of credit transactions: 1
Description: EFT Payments
Remitter Name: LONGJETREALT

Account Name:	BSB:	Account No:	Amount:	Reference:	Status:
PEXA	033-867	358381002	\$ 11,000.00 CR	PEXA193583810S02F	Valid
Long Jetty Sales Trust	082-574	773942008	\$ 11,000.00 DR	EFT Payments	Valid

End of Report

Michelle Cattle

From: Michelle Cattle
Sent: Wednesday, 11 September 2019 1:02 PM
To: Alison Jones
Subject: RE: Bradly sale to Blake - 3/33-35 Keren Avenue, Berkeley Vale
Attachments: 3.33 Keren Ave, Berkley Vale - transfer.pdf

Hi Alison,

We confirm we have transferred the \$11,000.00 to the PEXA account as directed. Please find attached copy of transfer receipt.

Please confirm once settlement occurs.

Kind regards,

Michelle Cattle
Settlements Finance
McGrath Central Coast
Terrigal | Gosford | Ettalong | Avoca | Long Jetty | Toukley

D: +612 4346 1550
F: +612 4323 4491
E: michellecattle@mcgrath.com.au
W www.mcgrath.com.au

From: Alison Jones <alison@bluebellconveyancing.com.au>
Sent: Wednesday, 11 September 2019 11:21 AM
To: Michelle Cattle <michellecattle@mcgrath.com.au>
Cc: FOM Long Jetty <FOMLongJetty@mcgrath.com.au>
Subject: Bradly sale to Blake - 3/33-35 Keren Avenue, Berkeley Vale

Hi Michelle,

As discussed please find attached deposit form for the transfer of \$11,000 to the PEXA source account. Please ensure the correct reference number is on the deposit.

If you can please arrange a telegraphic transfer as discussed and let me know if there is any fee in doing so.

Kind Regards

Alison Jones

Licensed Conveyancer/Justice of the Peace
alison@bluebellconveyancing.com.au

47 Blue Bell Drive, Wamberal NSW 2260
Ph: 0408495956

Long Jetty Realty Pty Ltd
T/AS McGrath Long Jetty
ABN: 12604239143
Licensee: Gillian Frost (1250966)

485 Central Coast Highway
Long Jetty NSW 2261
Ph: 02 4331 8000
Fax: 02 4331 8099

Trust Account Payment Record

Payee	Carmen Elizabeth Bradley 3/33-35 Keren Avenue Berkeley Vale NSW 2261	Payment Date	11 September 2019
Payment Amount	Eleven Thousand Dollars	Payment No.	194
Payment Via	ABA	Total Paid	\$11,000.00
Reason/being for	Early Release of Funds	Internal Ref#	1612
Listing / Ledger	15P38730 - 3/33 Keren Avenue, Berkeley Vale Sale: 15P38730-S004 - Carmen Elizabeth Bradley TO Suzanne Nola Blake	Operator	MC
Comment			

Issued 11/09/2019 by: Michelle Cattle

-----X-----X-----

Long Jetty Realty Pty Ltd
T/AS McGrath Long Jetty
ABN: 12604239143
Licensee: Gillian Frost (1250966)

485 Central Coast Highway
Long Jetty NSW 2261
Ph: 02 4331 8000
Fax: 02 4331 8099

Trust Account Payment Record (Duplicate Copy)

Payee	Carmen Elizabeth Bradley 3/33-35 Keren Avenue Berkeley Vale NSW 2261	Payment Date	11 September 2019
Payment Amount	Eleven Thousand Dollars	Payment No.	194
Payment Via	ABA	Total Paid	\$11,000.00
Reason/being for	Early Release of Funds	Internal Ref#	1612
Listing / Ledger	15P38730 - 3/33 Keren Avenue, Berkeley Vale Sale: 15P38730-S004 - Carmen Elizabeth Bradley TO Suzanne Nola Blake	Operator	MC
Comment			

Issued 11/09/2019 by: Michelle Cattle

Source Account Deposit Form



ABN 92 140 677 792
Property Exchange Australia Ltd

Date form generated Day 11 Month September Year 2019

This form should be used to support the deposit of funds into the PEXA Source Account, in order to provide Purchaser's Equity for an electronic settlement in PEXA.

Subscriber Details

Subscriber Name

FRESHWATER CONVEYANCING SERVICES

Subscriber Workspace Reference

BLAKE

Settlement and Deposit Details

SETTLEMENT DETAILS

Scheduled Settlement Date 12 September 2019

Deposit Due Date 09 September 2019

Purchaser's Equity Amount \$11,000.00

DEPOSIT DETAILS

PEXA only accepts electronic payments into the PEXA Source Account. No Cheques or Cash. Refer to Deposit Help on page 2.

PEXA Account BSB 033867

PEXA Account Number 358381002

Deposit Reference PEXA193583810S02F

ADDITIONAL DEPOSIT DETAILS (IF REQUIRED)

Financial Institution

Westpac

BSB Name

Property Exchange Australia Ltd

BSB Address

Lvl 35, 525 Collins St, Melbourne
VIC 3000 Australia

SWIFT Code

WPACAU2S

11/9/19.
A/ser Jones confirmed
account details m.

Source Account Deposit Form



ABN 92 140 677 792
Property Exchange Australia Ltd

Deposit Help

PEXA only accepts electronic payments into the PEXA Source Account.

There are two standard types of electronic payments:

- › **EFT: Electronic Funds Transfer**
- › **RTGS: Real Time Gross Settlement**

EFTs are generally completed via your internet banking portal. Note you may have a daily transaction limit, we recommend contacting your financial institution to temporarily increase this limit. EFTs generally clear in 1-3 business days depending on your financial institution.

RTGSs generally have an additional cost and can be completed at most financial institution branches and some internet banking portals. Different financial institutions have various product names that are classified as RTGSs, for example a Westpac RTGS is called a Telegraphic Transfer, and at CBA an RTGS is called International Money Transfer. Essentially, these products result in a fast transfer of funds and can be expected to be sent to the receiving financial institution within four business hours - however for PEXA Source Account deposits, this can often take longer.

PEXA receives deposits into the PEXA Source Account three times a day, 10:20am, 1:20pm and 4:20pm. Once a deposit is received PEXA is required to match the deposit details to your workspace. To ensure the funds are available for settlement, please ensure deposit is made no less than three business days prior to the Scheduled Settlement date and time.

Important Information for the Subscriber

You, the Subscriber, are responsible for informing any person depositing funds to the PEXA Source Account that:

- a. The EFT/RTGS instructions must include the Deposit Reference in the Settlement and Deposit Details section of this form.
- b. The depositor must ensure payment of the deposit is received in cleared funds in the PEXA Source Account with the correct Deposit Reference no less than **three business days** prior to the Scheduled Settlement date and time. The funds must be deposited by electronic transfer (EFT) or real time gross settlement (RTGS) ONLY. Cheques and cash will not be accepted.
- c. The depositor must retain evidence of any deposit to the PEXA Source Account including RTGS remittance receipt, (if applicable) and bank statements.
- d. By depositing funds to the PEXA Source Account the depositor authorises PEXA to:
 - i. hold the funds on trust for the Purchaser for use in the Conveyancing Transaction identified by the above Workspace ID at the direction of you, the Subscriber; and
 - ii. apply the funds in accordance with the Final Settlement Schedule digitally signed by all relevant Subscribers; or
 - iii. where the Conveyancing Transaction will not proceed and only if you, the Subscriber, have stopped settlement and unsigned the Final Settlement Schedule:
 - A. Provide a return of Funds Form to you, the Subscriber, which will contain the depositor's personal information; and
 - B. Upon receipt of a completed Return of Funds Form signed by a User that has Financial Signing permissions in PEXA, return the funds to the original depositor account. Note: For international transfers, our receiving bank may charge additional fees for funds deposited into your account.
- e. The PEXA Source Account BSB is unique to PEXA. Depositors may receive a system generated notification stating "BSB not recognised" or similar. *Depositors should carefully check the BSB details entered and if matched with the BSB listed in the front of the form, proceed;*

PEXA will not be responsible for any delays in settlement, misapplication of funds or inability to apply funds resulting from inaccurate or incomplete information provided by you or a failure by any person to adhere to the requirements set out in this PEXA Source Account Deposit Form.

If the amount of Purchaser's Equity is changed in the Electronic Workspace, you must ensure the deposit to the PEXA Source Account is made in the amended amount, or topped up as required.

Personal Information will be used by PEXA to the extent required to process the deposit of funds, or any return of the funds in order to carry out the Conveyancing Transaction(s).

Personal Information may also be disclosed to relevant authorities where required or authorised by or under law.

PEXA's Privacy Policy, provides further information about how individuals may access and correct the personal information that PEXA holds about them, how to complain about a breach of privacy by PEXA and how PEXA will deal with privacy complaints. Any queries about PEXA and privacy should be directed to PEXA's Privacy Officer.

For further details refer to PEXA's Privacy Policy available at www.pexa.com.au/privacy-policy

Michelle Cattle

From: Alison Jones <alison@bluebellconveyancing.com.au>
Sent: Wednesday, 11 September 2019 11:21 AM
To: Michelle Cattle
Cc: FOM Long Jetty
Subject: Bradly sale to Blake - 3/33-35 Keren Avenue, Berkeley Vale
Attachments: BLAKE_S02_DepositForm.pdf

Hi Michelle,

As discussed please find attached deposit form for the transfer of \$11,000 to the PEXA source account. Please ensure the correct reference number is on the deposit.

If you can please arrange a telegraphic transfer as discussed and let me know if there is any fee in doing so.

Kind Regards

Alison Jones

Licensed Conveyancer/Justice of the Peace
alison@bluebellconveyancing.com.au

47 Blue Bell Drive, Wamberal NSW 2260
Ph: 0408495956
Website: www.bluebellconveyancing.com.au
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BE AWARE OF SCAM EMAILS: A sophisticated email scam is targeting Conveyancing firms and their clients. If you receive any request to deposit money into an account on behalf of Blue Bell Conveyancing Services or a real estate agent's account PLEASE CALL me on 0408495956 to verify the details.

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Click [here](#) to report this email as spam.

Michelle Cattle

From: Georgina Sawyer <georgina@freshconvey.com>
Sent: Wednesday, 11 September 2019 12:34 PM
To: Michelle Cattle
Cc: Alison Jones
Subject: Re: Blake purchase from Bradley - 3/33 Keren Avenue, Berkeley Vale

good afternoon

We hereby agree to the release of the \$11,000 please process asap , thx

Kind regards
Georgina Sawyer

**FRESHWATER
CONVEYANCING
SERVICES**

LIC NO: 5011462
PHONE: (02) 9905 5559 | MOBILE: 0403 515 871
EMAIL: georgina@freshconvey.com | FAX: (02) 9905 3522
ADDRESS: Shop 4, Freshwater Village Building,
1-3 Moore Road Freshwater NSW 2096
POSTAL ADDRESS: PO Box 803, Freshwater NSW 2096
www.freshwaterconveyancing.com.au

From: Michelle Cattle <michellecattle@mcgrath.com.au>
Sent: Wednesday, 11 September 2019 11:56 AM
To: Georgina Sawyer <georgina@freshconvey.com>
Subject: Blake purchase from Bradley - 3/33 Keren Avenue, Berkeley Vale

Dear Georgina,

Can you please send your written authority for the release of \$11,000.00 of the deposit as requested by Blue Bell Conveyancing Services to the PEXA account as supplied.

Kind regards,

Michelle Cattle
Settlements Finance
McGrath Central Coast
Terrigal | Gosford | Ettalong | Avoca | Long Jetty | Toukley

D: +612 4346 1550
F: +612 4323 4491
E: michellecattle@mcgrath.com.au
W www.mcgrath.com.au

Michelle Cattle

From: FOM Long Jetty
Sent: Wednesday, 11 September 2019 8:49 AM
To: Michelle Cattle
Subject: FW: Bradly sale to Blake - 3/33-35 Keren Avenue, Berkeley Vale

Hi Michelle

Re settlement tomorrow.

Kind Regards,

Tanya Power
Front Office Manager Long Jetty
McGrath Estate Agents
D 02 4331 8000
F 02 4331 8099
W www.mcgrath.com.au

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From: Alison Jones <alison@bluebellconveyancing.com.au>
Sent: Tuesday, 10 September 2019 11:30 PM
To: FOM Long Jetty <FOMLongJetty@mcgrath.com.au>
Subject: Bradly sale to Blake - 3/33-35 Keren Avenue, Berkeley Vale

We confirm this matter is booked for settlement at 12pm on Thursday 12 September 2019.

We have now received the settlement figures and payout figure and will require the balance of the deposit to be released for settlement.

We confirm the amount of \$27,641[✓] will need to be transferred to the PEXA Source Account.

I am currently waiting on a copy of the deposit form with the account details and will provide ASAP.

Kind Regards

Alison Jones

Licensed Conveyancer/Justice of the Peace
alison@bluebellconveyancing.com.au

47 Blue Bell Drive, Wamberal NSW 2260
Ph: 0408495956[✓]

Website: www.bluebellconveyancing.com.au

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