

COMPLETION STATEMENT

DEVELOPMENT: Aspyre Blocks C & D, Chelmsford
 PLOT: 362
 PURCHASER: Mr Scott Andrew Smith
 DATE: 09/12/20
 COMPLETION DATE: 21/12/20

	NET OF VAT	VAT	TOTAL
Sale Price 320,000.00			320,000.00
Optional Extras (zero rate VAT)	744.00	0.00	744.00
Engrossment Fee (standard rate VAT)	175.00	35.00	210.00
Ground Rent Apportionment for 192 days up to 30/06/21 at a rate of 300.00 per annum	157.81	0.00	157.81
Service Charge Apportionment for 192 days up to 30/06/21 at a rate of 1,124.24 per annum	591.38	0.00	591.38
PRICE BEFORE DEDUCTIONS	321,668.19	35.00	321,703.19
DEDUCTIONS/INCENTIVES			
Help to Buy Equity Loan (Third Party contribution)	32,000.00	0.00	32,000.00
Optional Extras Incentive	744.00	0.00	744.00
TOTAL SELLING PRICE	288,924.19	35.00	288,959.19
CASH RECEIVED			
Reservation Fee			500.00
Deposit			15,500.00
Optional Extras Payments			0.00
BALANCE DUE TO COMPLETE			272,959.19

The company's Representative at the Estate will ONLY be given authority to hand the keys to the Purchaser when the whole of the balance due has been received by us. If it is intended to make payment by way of a Telegraphic Transfer it has become quite apparent to the Vendor Company that this procedure for transmitting is taking a considerable period of time to process through all the respective Banks. We therefore take this opportunity in reminding purchasers Solicitors that under no circumstances will keys be released to Purchasers on site until such time that the Company have been notified by ITS BANKERS that the balance of purchase monies has been received and credited to its account.