

"1 Minute" Sellers Health Check

Are you selling your home for the purpose of upgrading or relocating?	YES
Do you want to know what your new loan and repayments will be?	YES

If you answered YES to the above two questions take a minute to see what your future looks like.

Expected sale price \$ _____

- Less existing mortgage and associated cost/fees \$ _____
- Less clearance of other debts (if applicable) \$ _____
- Less agents commission (refer item 1) \$ _____
- Less removalist cost (refer item 2) \$ _____
- Less solicitors cost (refer item 3) \$ _____

Net sale proceeds (equity into new property) **(A)** \$ _____

Expected purchase price \$ _____

- + Plus stamp duty (refer item 4) \$ _____
- + Plus building and pest inspection (refer item 5) \$ _____
- + Plus solicitors cost (refer item 6) \$ _____
- + Plus lenders cost (refer item 7) \$ _____
- + Plus mortgage registration (refer item 8) \$ _____
- + Plus transfer of title registration fee (refer item 9) \$ _____
- + Miscellaneous expenses \$ _____

Total cost of new purchase **(B)** \$ _____

New loan required (B) – (A) = **(C)** \$ _____

New Mortgage Repayments (monthly)

Round **(C)** to the nearest thousand, remove the last three 000 and multiply by 6.49 \$ _____

Eg. **(C)** = \$210,611 (\$211 x 6.49 = \$1,369p/m)

If you require assistance in completing this form or want to know more contact LadyBird HomeLoans on 1300 523 924.

Visit www.ladybirdhomeloans.com.au

There is no additional cost to you for using LadyBird HomeLoans to assist in obtaining finance as your Lender remunerates the mortgage adviser.

Item 1) Agents commission

The commission rate for residential property is based on the sale price and calculated as follows:

- 5% of the first \$18,000	\$ 900
- 2.5% of the balance	\$ <u> </u> +
Agent commission	\$ =
- plus GST at 10% of agent commission	\$ <u> </u> +
Total cost (transfer this figure to the front page)	\$ <u> </u> =

Item 2) Removalist cost

The cost to relocate the personal effects from an average 3-4 bedroom home within 10kms utilising two men and taking around four hours is:

\$ 700

Item 3) Solicitors cost (sale)

The cost to act on a seller's behalf in relation to an average sale contract is:

\$ 700

Item 4) Stamp duty on transfer of land

Stamp duty for owner occupied residential property is based on the purchase price and calculated as follows:

Up to \$5,000 NIL	
\$5,000 to \$105,000 - \$1.50 for each \$100, or part of \$100, by which the dutiable value is more than \$5,000	\$ +
\$105,000 to \$480,000 - \$1,500 plus \$3.50 for each \$100, or part of \$100, by which the dutiable value is more than \$105,000	\$ +
\$480,000 to \$980,000 - \$14,625 plus \$4.50 for each \$100, or part of \$100, by which the dutiable value is more than \$480,000	\$ +
More than \$980,000 - \$37,125 plus \$5.25 for each \$100, or part of \$100, by which the dutiable value is more than \$980,000	\$ <u> </u> +
Total cost (transfer this figure to the front page)	\$ <u> </u> =

Item 5) Building & pest inspection

The cost to engage an inspector to complete a building and pest inspection is:-

- average 3 bedroom home	\$ 410
- average 4 bedroom home	\$ 440

Item 6) Solicitors cost (purchase)

The cost to act on a purchaser's behalf in relation to an average freestanding home is:-

\$ 1100

Item 7) Lenders cost

Lender's cost can vary from \$0 to \$1,000 however the average across most Lenders is:-

\$ 600

Item 8) Mortgage registration

The cost to register the mortgage with the titles office. Usually only one required

\$ 132

Item 9) Transfer of title registration fee

This fee is to register the transfer of land document at the Land Titles Office and is calculated on the purchase price as follows:

- first \$180,000	\$ 132
- plus \$28 for each \$10,000 thereafter	\$ <u> </u> +
Total cost (transfer this figure to the front page)	\$ <u> </u> =

Disclaimer: The content in this document is based on general information, purchasing a Queensland established property for own occupation, Lenders Mortgage Insurance not being required and is accurate at the time of printing. Some of the fees and costs have been rounded and are to be considered estimates only.