

Contact:

LEAD Conveyancing

P: +61 07 3088 8018

E: info@leadconveyancing.com.au

QUOTE: QLD Selling Existing Apartment

This is a fixed fee quote for a standard conveyance service. All required 3rd party searches and disbursements are additional to our service fee (charged with no additional markup to you) and you get our Constant Communication Guarantee. Once you engage us, if we don't respond to your email or voice mail within 48-business hours, we'll deduct \$100 from your fee (no questions asked!).

Our fees are payable in two parts



Fees are billed as follows for the Conveyance

PART A

When your contract is signed. Payable after we complete your initial documents.

Service	Initial letter and signed contract examination	\$180.91
	GST	\$18.09
Searches	Required Title search	\$27.87
Total		\$226.87

PART B

Payable when you reach settlement. There are no Part B fees for terminations under finance, buyers inspections or cooling off.

Service	Solicitor time, labour and settlement preparation	\$363.64
	GST	36.36
Total		\$400.00

Break down of 3rd Party Costs as quoted in Part A and B (Disbursements)

Title search	\$27.87
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*Cost of all disbursements are estimates only and subject to the costs charged by the authorities at the time of ordering

Contract Drafting Service (Optional) **

Contract Drafting	\$385.00
Disclosure Statement	\$222.00 (if selling unit/apartment and need us to draft disclosure statement)

**We only need to draft the contract for you if you have not engaged a real estate agency for your sale.

Our service is subject to our cost disclosure (terms of service) **See next page

Estimated Total Prof fee including GST	\$599.00
Estimated Search Costs	\$27.87

Estimated Total Fees (including GST) \$626.87

Why should you choose LEAD Conveyancing?

We're a Queensland Law Society registered law practice that practices only in residential conveyancing. We've also won the Best Service Word Of Mouth Award and the Best Retail Residential Legal Practice Award.

Reply YES to the email to accept.



Frequently asked questions:

What is a Title search?

A title search is an extract of titles information from the land registry database. We need to make sure that you are on title before we can complete the transaction for you.

Do I need a pre-signing contract review?

Although always highly recommended, you only need the contract review if you are not sure if you have disclosed what is required under the contract before signing or if you want to understand the terms of the contract.

Pre-Signing Contract Review Services

Written Pre-signing contract review	\$220.00
(existing residential property)	inc GST
Verbal Pre-signing contract review	\$440.00
(existing residential property)	inc GST

What is a disclosure statement?

The disclosure statement is drafted by your body corporate manager and is required to be attached to the contract if you are selling a unit / apartment that is a part of a body corporate arrangement. It contains information on the levies, insurance, assets held by the body corporate manager.

What is the difference between an electronic settlement and paper settlement?

Electronic settlements use an online platform to transfer the title to the property and the settlement funds electronically. Paper settlements are the old way of settling property and is done physically. In Queensland the parties can choose but

given that electronic settlement is more cost effective and efficient, we always opt to complete the transaction electronically.

Cost comparison

E-settlement		Paper Settlement	
PEXA Fee	\$140.58	Settlement Attendance	\$99-250
Verification of Identity	From \$16 Each	Bank Cheques	From \$10 each (x 5 on avg)
		Postage	Est \$32
		Printing	Est \$10

How long does it take to complete the contract drafting?

We can begin drafting the contract within 24 hours of receiving your instructions and the relevant information from you. You just need to complete a questionnaire for us over the phone or via email, whichever way you prefer. The contract can then be issued to the buyer and their representative as soon as it is completed, which usually only takes about two – three business days.

How do I get started?

We can start work for you as soon as you provide us with your instructions to proceed either verbally or in writing and a copy of the contract (if your agent has already drafted one for you).

Acceptance

Reply to this email with the word “YES” to accept the quote so that we can get started.

Please make sure you are satisfied with our transparent cost disclosure (<http://leadconveyancing.com.au/cost-disclosure>) and scope of works that details all the comprehensive legal work we'll deliver for you. Note that our quote is for a standard conveyancing for a standard QLD residential property that costs less than \$2-million dollars, additional costs for which start from \$273.90.

Once you have done that you can expect to receive a call from a friendly staff member. Please let them know your wishes (expedited settlement time, any details worth us knowing, etc). In the meantime if the Real Estate Agent is asking for our Solicitor details for your Contract of Sale, you can give our Head Office details. Your file will be assigned to the closest local office near you:

Solicitor: LEAD Conveyancing
Address: Unit 7, Level 1, 3972 Pacific Highway, Loganholme QLD 4129
Phone: 07 3088 8016 **Email:** info@leadconveyancing.com.au

Priority Fees for when settlement in:			
21 days or less	\$198.00	7 days or less	\$328.90
14 days or less	\$249.70		

