22 March 2023

FIXED PRICE FOR AGREED SERVICES between HOUSEME LEGAL LIMITED and CHRIS HIPKINS and CHRIS LUXON for the purchase of 33 FAKE STREET, NEW LYNN, AUCKLAND (the Property)

Our Fee for the Agreed Services is a Fixed Price of **$4,100.68** for your purchase of the Property. Unless otherwise agreed, this invoice is paid on your settlement day.

I will carry out the work personally and will let you know if anyone works with me on this purchase.

To help you understand what this Fixed Price does and does not cover, we have split the Fixed Price for the Agreed Services Quote into five parts:

1. FIXED PRICE FOR AGREED SERVICES
2. AGREED SERVICES
3. SCHEDULE 1 – ADDITIONAL ADVICE
4. SCHEDULE 2 – EXCLUDED SERVICES
5. SCHEDULE 3 – ADDITIONAL DISBURSEMENTS

Please click on the above links to direct yourself to each part of the Pricing and Agreed Services Schedule.

FIXED PRICE FOR AGREED SERVICES

Costs (GST exclusive)	**Cost**	**Running Total**
Our Fee for Agreed Services	$2,565.00	**$2,565.00**
Extras (GST exclusive)		
Kiwisaver x2 ($200 per withdrawal)	$400.00	$2,965.00
Review LIM	$200.00	$3,165.00
Fee Simple Title	$0.00	$3,165.00
Plus GST	$474.75	**$3,639.75**
Disbursements (Estimate) (GST inclusive)		
LINZ Title search upon opening file	$6.00	$6.00
LINZ Pre and Post Settlement Title Searches	$12.00	$18.00
LINZ Transfer Fee	$90.00	$108.00
LINZ Registration of Mortgage and View Instrument	$96.00	$204.00
LandInfoNet Fee to create LINZ e-dealing	$70.00	$274.00
conveyIT Maestro Transaction	$51.75	$325.75
AplyiD Biometric AML Check (2)	$41.40	$367.15
LINZ Title searches from 35 Avondale Road and 54 New Windsor Road	$12.00	$379.15
LandInfoNet Fee to remove Fencing Agreement	$81.78	$460.93
Total Disbursements		**$460.93**
Total Cost (including GST and Disbursements)		**$4,100.68**

**Disbursements are provided on an estimate basis and we may need to incur further costs e.g. searching for a record of title or instrument on LINZ, sending a courier to you. A full list of estimated disbursement costs is attached at Schedule 3.*

AGREED SERVICES

Our Fee for the **Agreed Services** includes:

- Receiving instructions from you in relation to your proposed purchase of the property
- Reviewing the ADLS sale and purchase agreement and record of title (up to 30 mins each) and discussing any other due diligence matters with you
- Completing Anti Money Laundering and Overseas Investment Office compliance
- Drafting the Authority and Instruction form and Tax Statement(s) and arranging signing with you
- Confirming any ADLS sale and purchase agreement conditions with the vendor's lawyer (if any)
- Receiving and reviewing the loan documents and attending to execution with you
- Assisting you with withdrawing and receipting your Kiwisaver funds
- Attending to settlement including reviewing the settlement statement, preparing the notice of sale, exchanging undertakings with the vendor's solicitor, paying settlement funds to the vendor's solicitor, and registering the electronic dealing at Land Information New Zealand.

We reserve the right to change our Fee if the nature or agreed scope of the transaction changes. We will advise you as soon as reasonably practicable if it becomes necessary for us to provide services outside of the Agreed Services and, if requested, give you an estimate of the likely amount of the further costs.

FAILED OFFER / CAPPED FEE

We know what it's like getting emotionally invested in a property and missing out - it's tough. To provide some certainty and a safety net, if HouseMe Legal completes due diligence for you and you:

- submit an offer and it is not accepted; or
- attend an auction and you are not successful,

we will cap our Fee at $600 plus GST and disbursements to cover the advice we provided for your due diligence/pre-offer assistance.

ADDITIONAL SERVICES

Any **Additional Services** that are not included in our Agreed Fee are listed at Schedule 1 Additional Services. A short summary of these Additional Services are listed below

Fixed fee

- Deed of Acknowledgement of Debt $500 plus GST

Additional Services will be charged at an hourly rate of $325 plus GST

- Extensive Negotiations
- Building Issues
- Disputes
- Complex Title Review
- Advising on Title Issues
- Fixing any Title Issues
- Private Purchase (without a real estate agent)
- Nominating to a Third Party
- EQC Claim
- Reviewing an agreement that is not an ADLS sale and purchase agreement
- Complex Funding Arrangements
- Reporting Letter for a Purchaser Buying off the Plans

EXCLUDED SERVICES

Any **Excluded Services** that we do not provide are listed at Schedule 2 – Excluded Services.

TERMS OF ENGAGEMENT

We **attach** our terms of engagement here. The terms include information that we are required to give you by the Lawyers and Conveyancers Act. Please read them when you read this letter. We are entitled to assume you agree to our terms of engagement unless you tell us otherwise.

Our fee for the Agreed Services is valid for one month. You are under no obligation to accept the quote and until you formally instruct us, no charges will apply.