**Example One**

**Statement of Account**

**Lucy Wright**

**Sale of 11 Acacia Avenue, Chester and**

**Purchase of 1 Green Road, Chester**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sale of 11 Acacia Avenue, Chester** |  |  |  |
| Receipts | £ | £ | £ |
|  |  |  |  |
| Deposit | 15,000.00 |  |  |
| Balance Sale Price | 135,000.00 | 150,000.00 |  |
|  |  |  |  |
| LESS |  |  |  |
|  |  |  |  |
| Payments |  |  |  |
|  |  |  |  |
| Our costs | 300.00 |  |  |
| VAT @ 20% | 60.00 | 360.00 | 149,640.00 |
|  |  |  |  |
| **Purchase of 1 Green Road, Chester** |  |  |  |
|  |  |  |  |
| Payments |  |  |  |
|  |  |  |  |
| Deposit | 9,000.00 |  |  |
| Balance Purchase Price | 81,000.00 |  |  |
| Local Search fee | 75.00 |  |  |
| Our costs | 400.00 |  |  |
| VAT @ 20% | 80.00 |  |  |
| Land Registry Search | 8.00 |  |  |
| Bankruptcy Search | 1.00 |  |  |
| Land Registration Fee | 80.00 | 90,644.00 |  |
|  |  |  |  |
| LESS |  |  |  |
|  |  |  |  |
| Receipts |  |  |  |
|  |  |  |  |
| On Account of Costs (from you) | 200.00 |  |  |
| Mortgage Advance | 50,000.00 | 50,200.00 | 40,444.00 |
|  |  |  |  |
| BALANCE DUE TO YOU ON COMPLETION | | | 109,196.00 |

**Example Two**

**Statement of Account**

**Edward Brown**

**Sale of 12 St Luke's Street, Winchester and**

**Purchase of 99 Clover Close, Canterbury**

|  |  |  |  |
| --- | --- | --- | --- |
| **Purchase of 99 Clover Close, Canterbury** |  |  |  |
| Payments | £ | £ | £ |
|  |  |  |  |
| Deposit | 13,000.00 |  |  |
| Balance Purchase Price | 117,000.00 |  |  |
| Local Search fee | 80.00 |  |  |
| Our costs | 250.00 |  |  |
| VAT @ 20% | 50.00 |  |  |
| Land Charges Search fee | 2.00 |  |  |
| Stamp Duty Land Tax | 100.00 |  |  |
| Land Registry fees | 190.00 | 130,672.00 |  |
|  |  |  |  |
| LESS |  |  |  |
|  |  |  |  |
| Receipts |  |  |  |
|  |  |  |  |
| On Account of Costs (from you) | 150.00 |  |  |
| Deposit (from you) | 4,000.00 | 4,150.00 | 126,522.00 |
|  |  |  |  |
| **Sale of 12 Luke's Street, Winchester** | | | |
|  |  |  |  |
| Receipts |  |  |  |
|  |  |  |  |
| Deposit | 9,000.00 |  |  |
| Balance Sale Price | 81,000.00 | 90,000.00 |  |
|  |  |  |  |
| LESS |  |  |  |
|  |  |  |  |
| Payments |  |  |  |
|  |  |  |  |
| Our costs | 200.00 |  |  |
| VAT @ 20% | 40.00 | 240.00 | 89,760.00 |
|  |  |  |  |
| BALANCE DUE FROM YOU TO COMPLETE | | | 36,762.00 |