

SALE OF PROPERTY CHECKLIST

PURCHASE OF PROPERTY		
<ul style="list-style-type: none"> - Provide a brief timeline of the property including dates (ie. Please see example below: Purchased 01/04/2019 Property settled 01/05/2019 Moved in 01/05/2019 – 01/05/2020 Works/renovations were completed from 02/05/2020 – 15/05/2020 Listed with agent 15/05/2020 Rented to third party 01/06/2020 to date 		
<ul style="list-style-type: none"> - Please indicate whether you would like to claim the main residence exemption on the property (keeping in mind if you have multiple properties this exemption can only apply to one property as one time <i>Depending on individual circumstances we may also require further details of any other properties held to ensure the most tax effective strategy is chosen (date purchased, purchase cost, periods you had lived in property, plans to hold/sell property and current market value)</i> 		
<ul style="list-style-type: none"> • <u>Purchase Costs</u> 		
<ul style="list-style-type: none"> - Contract of sale 		
<ul style="list-style-type: none"> - Settlement of Adjustments 		
<ul style="list-style-type: none"> - Additional purchase costs (legal fees, conveyancer costs, etc) 		
<ul style="list-style-type: none"> - Loan documents (in particular drawdown statement which provides details of stamp duty, title search fees, settlement fees, etc) 		
<ul style="list-style-type: none"> - Details of any major renovations to property 	Yes	N/A
<ul style="list-style-type: none"> • <u>Holding Costs</u> 		
<ul style="list-style-type: none"> - Costs such as rates, land taxes, insurance, interest and repairs may also be capitalised as long as they have not already been claimed as an expense 	Yes	N/A
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<ul style="list-style-type: none"> • <u>Sale Costs</u> 		
<ul style="list-style-type: none"> - Contract of sale 		
<ul style="list-style-type: none"> - Settlement of adjustments 		
<ul style="list-style-type: none"> - Additional sale costs (advertising, commissions, legal fees, conveyancer costs, etc) 		