

PRIVATE & CONFIDENTIAL

16 September 2026 | HV-10482-C

Completion statement

Purchase of 14 Market Square, Bath, BA1 1AB

Dear Mr and Mrs Taylor,

We write ahead of completion on 18 September 2026. We have reviewed the signed transfer, agreed the completion figures with the seller's solicitors and completed our final title checks. Your mortgage advance has been requested and the deposit already held has been credited below. Please arrange the balance shown so that cleared funds reach our client account in good time.

COMPLETION ACCOUNT

Purchase price	625,000.00
Stamp Duty Land Tax provision	21,250.00
Legal fees, VAT and disbursements	2,500.00
Less deposit and mortgage funds credited	(162,500.00)

BALANCE REQUIRED FOR COMPLETION**GBP 486,250.00**

NEXT STEPS

We will submit the final priority and bankruptcy searches, confirm receipt of cleared funds and give the completion undertaking. On completion we will remit the purchase price to the seller's solicitors, confirm release of the keys and arrange the SDLT return and registration application.

Please send funds by 12:00 on 17 September.

Use the matter reference on your transfer.

Do not combine it with another payment.

We will acknowledge cleared funds on receipt.

Thank you for your assistance.

Yours sincerely,

Amelia Hart

For Hart & Vale Solicitors LLP

CLIENT ACCOUNT REMITTANCE DETAILS

Hart & Vale Solicitors LLP Client Account

Example Commercial Bank plc

Sort code 20-11-67

Account number 58162873

Payment reference HV-10482-C

Quote this reference in full.

**✓ EviState Verify**

Reference: PVN-DEMO2468XZ

Scan or click the code, then select the original electronic PDF.

A copied stamp does not establish an exact match. Check before paying.

FICTIONAL DEMONSTRATION ONLY - DO NOT MAKE A PAYMENT

All parties, property and account details are invented. | Page 1 of 1