

PEXA Training Webinar

Completing a Transfer as the Proprietor on Title/Incoming Proprietor

3 July 2018

Trainers: Nichola Baker and Nancy Madafferi

The webinar will commence shortly.

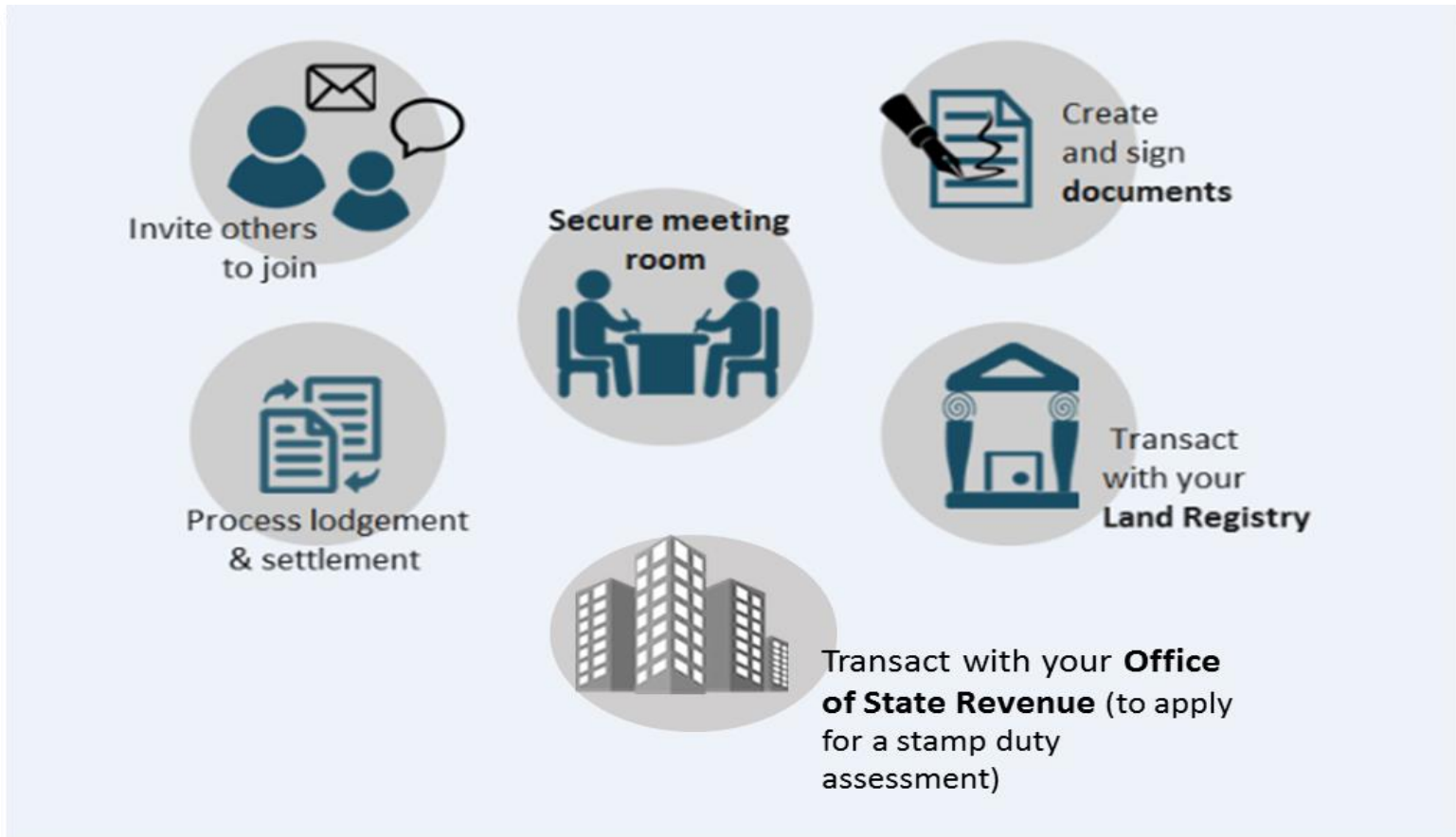


What's on the program today?

- Introduce to PEXA
- Complete a Transfer as Proprietor on Title/Incoming Proprietor
- Important items to remember
- PEXA Community

PEXA Basics

Workspaces



PEXA Transfers

PEXA and a Four Party Transfer

The Roles



Proprietor on Title

Conveyancer/Law Practice

Represents the Vendor



Mortgagee on Title

Financial Institution

Holds the current mortgage



Incoming Proprietor

Conveyancer/Law Practice

Represents the Purchaser



Incoming Mortgagee

Financial Institution

Lends to the Purchaser

Transfer Scenario

Maxwell and Margaret Black have just signed a Contract of Sale to sell their property in **Byron Bay** to **William and Amanda Wakefield**.

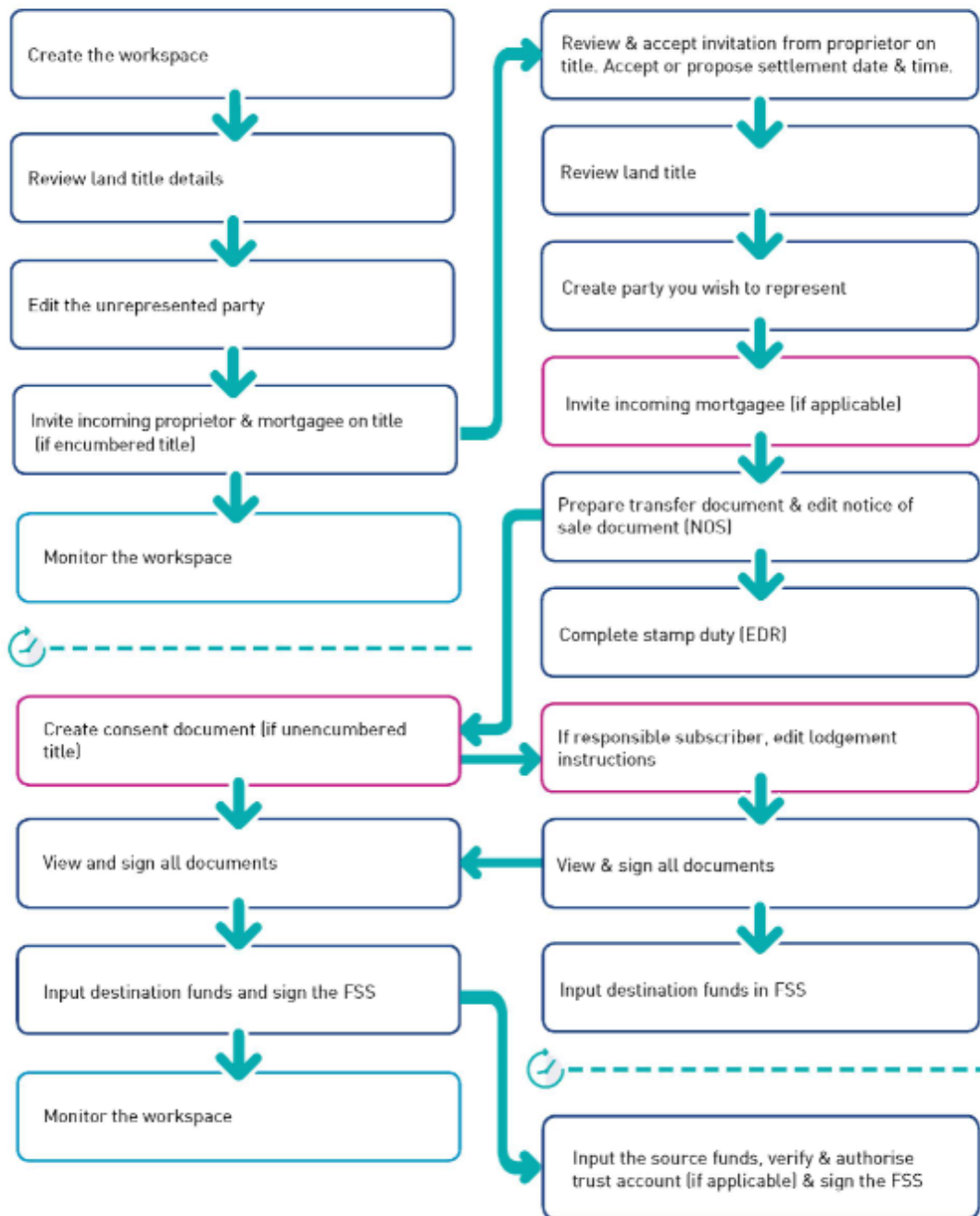
The **Black's** have enlisted the services of **Kakadu Property Law** to help them with the transfer of their property.

The **Wakefield's** have enlisted **Whitehaven Conveyancing Services** to assist them in the purchase of their new residential property.

- Land Title: 2/SP6261
 - Address: 271 Ocean View Lane, Byron Bay NSW 2481

Proprietor on Title (POT) Vendor

Incoming Proprietor (IP) Buyer



What happens at Settlement video

<https://community.pexa.com.au/t5/PEXA-TV/bg-p/PEXATV>

The 4 Party Transfer Process - VIC



I represent the **Vendor**. In PEXA, I am known as the **Proprietor on Title**.



- Creates Workspace
- Reviews Land Title
- Edits unrepresented parties
- Invites other parties

Invites **Mortgagee on Title**



I hold the current mortgage and must discharge the mortgage over the property



Accepts **Invitation**
Creates **Discharge**
Creates **Nomination (if applicable)**

Invites **Incoming Proprietor**



I represent the **Purchaser** who is buying the house.



Accepts **Invitation**
Creates **Party**
Creates **Transfer Document**
Prepares **Notice of Acquisition**
Validates **Stamp Duty**



Invites **Incoming Mortgagee**



I lend to the Purchaser and will provide a mortgage over the property



Accepts **Invitation**
Creates **Mortgage**

Creates **Financial Settlement Schedule (FSS)**

Legend



Action



Path

Key items to remember

- Have you completed your PEXA Registration? If not, contact registration@pexa.com.au
- Have you verified your Fee Paying and Trust account?
- Trust Account/Source Account
- **Have you registered for EDR Online?**
If not, visit the www.revenue.nsw.gov.au
- Transfer Guidelines
- NSW Office of the Registrar General: [Office of the Registrar General](#)

Get PEXA Certified!

Everything you need to learn to use PEXA is in one place: **PEXA Certified**. By completing this program, you'll join the e-Conveyancing experts. With your PEXA Specialist, you will complete the following modules:



Getting Business Ready



System Set Up



Transacting in PEXA



PEXA Community

community.pexa.com.au

Register Now!

Learn, Ask Questions, Share your Experience, Help Others



[PEXA Website](#)

[PEXA Certified](#)

[Help Centre](#)

[Ask a Question](#)

[Share an Experience](#)

[Raise an Idea](#)

[Blogs](#)

[Register / Login](#)

[Community home](#)



[Community Register/Login](#)

The e-Conveyancing
Community

Search here for an answer



[Ask a question](#)