

PlatinumMortgages

CHECKLIST OF ITEMS FOR YOUR LOAN

The following is a list of items you are required to provide with your completed loan application. Please ensure ticked items are provided. Not including ticked items will delay the issue of loan agreements to your nominated solicitor. **If you are seeking funds urgently, these items must be attended to at time of signing offer letter!**

For all applications		
Completed loan application & supporting documents		A completed application pack must be fully signed by all owners of the property/ies before returning to Platinum Mortgages for finalising loan documents
Latest loan statement/s		Required for any and all properties being offered as security - latest 1 month
Rates notice/s on property/ies		Required for property/ies being offered as security and need to be up-to-date
Evidence of what funds are used for		Required only for ABN holders. Not required if in personal names or Pty Ltd/Trust
Terms of engagement for Platinum Mortgages to act for you		You are appointing Platinum Mortgages to negotiate with funders and lenders to obtain approval for your loan
Drivers licences or passports		Required for all applicants seeking finance - scans or photos from mobile phones etc
Business bank account confirmation		Bank letter or stamped bank statement showing account details for funds transfer
Details of existing 2 nd mortgages or caveats		If you have more than one mortgage or a caveat on the property/ies
Other items required		Please also provide the following items:

Please scan all documents and email to info@platinummortgages.com.au

PlatinumMortgages

Terms of Engagement

		Schedule
Term Client	Meaning Names: _____ (you) Address: _____ _____	
Facility	Loan Amount: _____ Purpose: _____ Rate % _____	
Fees	Brokerage Fee _____ Lender Fee _____	

By signing this Terms of Engagement to Act you irrevocably acknowledge and agree that:

1. you have appointed Platinum Mortgage Management Pty Ltd (**Platinum**) exclusively solely to negotiate with funders/lenders and obtain approval for the Facility, or on such terms as you accept, on a reasonable efforts basis (**Approval**);
2. you jointly and severally provide Platinum with an immediate and irrevocable authority to approach, communicate with, give and receive information (without limitation and in Platinum's sole discretion and to the extent that they consider is necessary) from and to any other creditor provider, lender, similar identifier or any necessary third party for the purposes of the Facility;
3. any fee's charged by any proposed lender such as valuation, establishment and other fees are unascertainable at the time of signing this Terms of Engagement;
4. you are liable for and indemnify Platinum for any fees or costs incurred or paid by them in any way related to the Terms of Engagement or the Facility;
5. you are liable to pay Platinum the Application Fee:
 - a. immediately upon signing this Terms of Engagement to Act;
 - b. regardless of whether we agree to defer payment of the Application Fee;
 - c. whether or not we obtain an Approval; and
 - d. whether it is you or Platinum who terminates this Terms of Engagement.
6. you are liable to pay Platinum the Brokerage Fee immediately upon Platinum obtaining a formal Approval;
7. you may elect to defer payment of the Brokerage Fee to the settlement of your loan;
8. if you elect to defer payment of the Brokerage Fee, you are liable to pay Platinum the Brokerage Fee whether or not you agree to take up the Approval;
9. if you elect to defer payment of the Brokerage Fee, the lender's solicitor (for any Facility settled for which Platinum has acted on behalf of you) is to draw down in favour of Platinum at settlement, the Brokerage Fee due to be paid by you under this Terms of Engagement in priority to any other amounts which may be due to you under a Facility;
10. you or Platinum may terminate this Terms of Engagement upon 14 days written notice.

Executed

Client:

x _____ x _____ x _____ x _____

Date:

____ / ____ / ____ ____ / ____ / ____ ____ / ____ / ____ ____ / ____ / ____

Platinum Mortgage Group of Companies | P.O. Box 353 Mt Ommaney Qld 4074

Platinum Residential Mortgages | Platinum Mortgage Corporation | Platinum Mortgage Management

Ph: 1300 859 075 | info@platinummortgages.com.au | platinummortgages.com.au

PRIVATE MORTGAGE | BUSINESS/BRIDGING LOAN APPLICATION

1. LOAN DETAILS Purpose of Loan

TO BE COMPLETED BY INTRODUCERS	INTRODUCER DETAILS		
	Introducer	<input style="width: 90%;" type="text"/>	
	Company Name	<input style="width: 90%;" type="text"/>	
	Company Address	<input style="width: 90%;" type="text"/>	
	Business Contact Number	<input style="width: 90%;" type="text"/>	
	Business Fax Number	<input style="width: 90%;" type="text"/>	
	Business Email Address	<input style="width: 90%;" type="text"/>	
LOAN PURPOSE & AMOUNT			
Purpose of Loan	<input style="width: 90%;" type="text"/>		
First Mortgage / SMSF	<input style="width: 40%;" type="text"/>	Second Mortgage/Caveat	<input style="width: 40%;" type="text"/>
Loan Amount \$	<input style="width: 40%;" type="text"/>	Loan Term Required	<input style="width: 15%;" type="text"/> Months / Years
LVR	<input style="width: 40%;" type="text"/>	Anticipated Settlement Date	<input style="width: 30%;" type="text"/>
REPAYMENT OF LOAN			
How is this loan to be repaid?	<input style="width: 40%;" type="text"/>	Alternative repayment method?	<input style="width: 40%;" type="text"/>

2. SMSF LOAN DETAILS Information Specific to SMSF-LRBA Loans

SMSF TRUST INFORMATION			
Is the Fund Complying?	<input style="width: 40%;" type="text"/>	Check via Super Fund Lookup (www.superfundlookup.gov.au) – please attach a copy	
SMSF Current Net Assets	<input style="width: 40%;" type="text"/> (as at today)	Current Statement of Advice (SoA) attached? (Y/N)	<input style="width: 40%;" type="text"/>
SMSF Trust Deed Attached (Y/N)	<input style="width: 40%;" type="text"/>	Date SMSF Established	<input style="width: 40%;" type="text"/> Number of Fund Members <input style="width: 40%;" type="text"/>
BARE TRUST INFORMATION (Legal purchaser of the property and the mortgagor)			
Bare Trust Name	<input style="width: 90%;" type="text"/>		
Bare Trust Established (Y/N)	<input style="width: 40%;" type="text"/>	Date Bare Trust Deed Signed	<input style="width: 40%;" type="text"/>
Corporate or Individual Trustee	<input style="width: 90%;" type="text"/>		
Trustee Name 1	<input style="width: 90%;" type="text"/>		
Trustee Name 2	<input style="width: 90%;" type="text"/>		

PlatinumMortgages

Platinum Mortgages is the place borrowers go to when private funds, business loans or property loans are required.

3. LOAN SECURITY DETAILS

Property/ies proposed as security

SECURITY PROPERTY 1

Address No. 1

<input type="text"/>	State	<input type="text"/>	Post Code	<input type="text"/>
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Owner / Purchaser

Approx age of property

Title Details (if known)

If purchasing, purchase price

If refinancing, estimated value

Existing Lender / Bank

Amount Owing

Account Details

Balance

Description of Property

Access Contact for Valuer

Name

Telephone

Property use is currently /will be: Owner Occupied

Investment

Is current loan in arrears?

Yes

No

Details of arrears

SECURITY PROPERTY 2

Address No. 2

<input type="text"/>	State	<input type="text"/>	Post Code	<input type="text"/>
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Owner / Purchaser

Approx age of property

Title Details (if known)

If purchasing, purchase price

If refinancing, estimated value

Existing Lender / Bank

Amount Owing

Account Details

Balance

Description of Property

Access Contact for Valuer

Name

Telephone

Property use is currently /will be: Owner Occupied

Investment

Is current loan in arrears?

Yes

No

Details of arrears

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4. COMPANY / TRUST BORROWERS

COMPANY / TRUST / SMSF DETAILS

Please check one Applicant Guarantor

ENTITY NAME/S

Company / Trust / SMSF

Corporate Trustee

Individual Trustee 1

Individual Trustee 2

Trading Name

ABN

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Principal Activity/ies

TRADING ADDRESS

Number & Street

Suburb/City State Post Code

POSTAL ADDRESS *(if different to trading address)*

PO Box/Number & Street

Suburb/City State Post Code

REGISTERED OFFICE *(if different to trading address)*

Number & Street

Suburb/City State Post Code

CONTACT DETAILS

Telephone Fax Number

Email Address

OWNERSHIP & CONTROL

Directors/ Corporate Trustee Directors

Shareholders / Trust Beneficiaries / SMSF Members

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5. INDIVIDUAL / GUARANTOR

CONTACT & PERSONAL INFORMATION

Please check one Applicants Guarantor

NAME & ADDRESS

Full Names & Titles

Address

Postal Address

State

Post Code

State

Post Code

Years at Current Address

Years at Previous Address

CONTACT DETAILS

Business Hours

After Hours

Mobile

Preferred Contact

BH / AH / Mob

Email Address

PERSONAL DETAILS

Marital Status

Name of Spouse

Number of Dependants

Driver's Licence No's.

Dates of Birth

(DD / MM / YY)

CITIZENSHIP

Please check if you are an Australian citizen

NON-RESIDENTS

Please check if you are **not** an Australian resident

EMPLOYMENT DETAILS *(please provide details of your business and industry)*

Occupation

Employed By

Years Employed

Annual Gross Income from your Business

Other Sources of Income

Income Source

Income Source

Total Other Annual Income

Previously Employed By

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6. INDIVIDUAL / GUARANTOR ASSET & LIABILITY POSITION

STATEMENT OF ASSETS & LIABILITIES

Name 1

Name 2

CURRENT ASSETS	ADDRESS / DETAILS	INCOME (PM)	ASSET VALUE	% OWNED
Property 1				%
Property 2				%
Cash / Savings				%
Investments				%
Motor Vehicles				%
Home Contents				%
Superannuation				%
				%
				%
				%
TOTAL ASSETS				

CURRENT LIABILITIES	LENDER / DETAILS	PAYMENTS (PM)	LOAN BALANCE	\$ LIMIT	% RATE
Property 1					
Property 2					
Lease / HP					
Credit Cards					
Store Cards					
TOTAL LIABILITIES					
NET SURPLUS	*Add the Net Income figure to the Income table below	*			

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7. BORROWER BACKGROUND

Descriptive information on borrower

Required for All Loans

Client Background Overview of primary source of income, their business and any pertinent issues.	
Security Property Brief description of the security property, including location, type of property, age, quality, lease arrangements and any other notable features.	

Loans Over \$1 million

Industry Information on the industry that the tenant &/or owner occupier is involved in.	
Management & Shareholding (for owner occupiers) Comment on the experience and depth of the management team and, if a company, the same for directors and major shareholders.	
Financial Strength For an owner occupier, comment on the profitability and balance sheet of the business and/or the income and asset & liability position of the individuals. If a company, please provide similar financial information for the directors as for individuals.	
Tenant (un-related 3 rd party) For other than owner occupier, provide as much information as is available similar to that outlined above under Financial Strength and any comments relating to the existing or proposed lease.	

SMSF Loans Only

SMSF Overview of SMSF, how long in existence, current balance, their members, their business/es and any pertinent issues including investment strategy and retirement planning.	
Member Guarantor/s Where member guarantee/s is/are to be provided, comment on the income and asset & liability position of the individual member/s.	
Tenant (related party) Provide information on the nature of the lease arrangements between the related parties.	

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8. SOLICITOR

Solicitor contact details

Solicitor Name	<input type="text"/>		
Name of Firm	<input type="text"/>		
Office Address	<input type="text"/>		
Postal Address	<input type="text"/>		
Telephone Direct	<input type="text"/>	Mobile	<input type="text"/>
Telephone Main	<input type="text"/>	Facsimile	<input type="text"/>
Email Address	<input type="text"/>		

9. ACCOUNTANT

Accountant contact details

Accountant Name	<input type="text"/>		
Name of Firm	<input type="text"/>		
Office Address	<input type="text"/>		
Postal Address	<input type="text"/>		
Telephone Direct	<input type="text"/>	Mobile	<input type="text"/>
Telephone Main	<input type="text"/>	Facsimile	<input type="text"/>
Email Address	<input type="text"/>		

10. FINANCIAL ADVISER

(SMSF Loans only) Financial adviser contact details

Financial Adviser Name	<input type="text"/>	AFSL Number	<input type="text"/>
Name of Firm / Group	<input type="text"/>		
Office Address	<input type="text"/>		
Postal Address	<input type="text"/>		
Telephone Direct	<input type="text"/>	Mobile	<input type="text"/>
Telephone Main	<input type="text"/>	Facsimile	<input type="text"/>
Email Address	<input type="text"/>		

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11. FURTHER INFORMATION Further commentary on the application

Enter further relevant information here

12. DECLARATION Applicant & guarantor declaration

Applicant & Guarantor Declaration

	YES	NO
1. Have you ever been bankrupt or entered into an arrangement to pay your creditors?	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there any unsatisfied Court Judgements against you?	<input type="checkbox"/>	<input type="checkbox"/>
3. Have you ever been a shareholder or an officer of any company to which a manager, receiver, administrator or liquidator has been appointed?	<input type="checkbox"/>	<input type="checkbox"/>
4. Has a mortgagee ever sold your property to recover a debt owing by you?	<input type="checkbox"/>	<input type="checkbox"/>
5. If you are seeking finance to complete the purchase of the security property, do you intend to borrow any other money for this purpose?	<input type="checkbox"/>	<input type="checkbox"/>
6. Has an application for the above loan been submitted by you or any other person to another lender?	<input type="checkbox"/>	<input type="checkbox"/>
7. Has any fee or charge been paid or promised to any other person as consideration for obtaining approval for this loan?	<input type="checkbox"/>	<input type="checkbox"/>
8. By signing this application I/we hereby consent to the giving of a copy of the credit contract to any guarantors (whether named in this contract or not).	<input type="checkbox"/>	<input type="checkbox"/>
9. I/we acknowledge and agree that if valuation/s of the property/ies proposed as security has/have been commenced I/we will not be entitled to a refund of any valuation fee/s paid even if the proposed loan does not proceed.	<input type="checkbox"/>	<input type="checkbox"/>

If yes to any of the above questions please give details:

Name & Signature – 1

Date

Name & Signature – 2

Date

Name & Signature – 3

Date

Name & Signature – 4

Date

Privacy Consent Form

Permission to obtain and disclose credit and related personal information

What information can be disclosed?	<p>When you apply for a loan or agree to guarantee a loan, the Privacy Act 1988 (Act) allows certain personal information including credit related information about (you) to be collected, held, used and disclosed subject to certain conditions, including:</p> <ul style="list-style-type: none"> • details to identify you, such as your name, sex, date of birth, marital status, current and 2 previous addresses, your current or last known employer, and your driver's licence number; • the fact that you have applied for credit, the type of credit you have applied for, the date on which a credit account of yours is opened and closed and the amount or that we are a current credit provider to you, or that you have agreed to be a guarantor; • court proceedings information; • repayment history information and default information; • details of other credit facilities you hold and loan applications you have made; • personal insolvency information; • a statement that an information request has been made in relation to you by us; • in specified circumstances, that in our opinion you have committed a serious credit infringement; • the fact that credit provided to you by us has been paid or otherwise discharged; and • other information about credit standing, worthiness, history or capacity that credit providers can disclose under the Act, including a credit report. <p>If you do not provide us with this consent or provide us with personal information requested by us we may not be able to make the loan facility applied for by you or which you have guaranteed available.</p>	
Who can give or obtain information?	Credit Providers	Guarantors
	<p>We and our related corporations, any introducer, dealer or broker referred to in a loan application, any person assisting in processing the loan application and other entities involved in the funding, loan servicing or securitisation of any loan applied for by you or guaranteed by you, (the Credit Providers) may:</p> <ul style="list-style-type: none"> • obtain a commercial and a consumer credit report containing information about you from a credit reporting body including VEDA Advantage PO Box 964, North Sydney NSW T: 1300 762 207 www.mycreditfile.com.au. and Dun and Bradstreet; T1300734806 PACAustral@dnb.com.au www.checkyourcredit.com.au/; • exchange credit information about you with each other; and • exchange credit information about you with any credit reporting body and any other provider of credit to you named in your credit application or a credit report from a credit reporting body. <p>Credit information includes the type and amount of credit provided, repayment history details, details of defaults under credit facilities and information regarding court proceedings.</p>	<p>The Credit Providers may give a guarantor, or a person who is considering becoming a guarantor, credit information about you for the purpose of enabling the guarantor to decide whether to act as guarantor or to keep informed about the guarantee.</p>
		Lenders mortgage and trade insurers
	<p>A lender's mortgage insurer or a registered trade insurer may obtain a consumer credit report about you from a Credit Provider or from a credit reporting body to assess whether to provide lenders mortgage insurance to us in relation to an application for consumer credit or whether to provide trade insurance to us in relation to an application for commercial credit.</p>	
When can information be obtained or disclosed?	<p>Your personal information including personal credit related information can be obtained, held and disclosed by the Credit Providers before, during or after the provision of credit, for the various purposes including:</p> <ul style="list-style-type: none"> • assessing your application for consumer or commercial credit or to be a guarantor for the applicant, assessing your credit worthiness, managing your loan or the arrangements under which a loan is funded or collecting overdue payments; • if you are in default under a credit agreement, notifying, and exchanging information with, other credit providers and any collection agent of ours; • to allow a credit reporting body to create or maintain a credit information file about you; and • internal operations including securitisation, audits, record-keeping, file reviews and portfolio analysis. 	

Disclosing Information Overseas	<p>Our business is operated only in Australia.</p> <p>Your information may be stored in cloud or other types of network or electronic storage and we will take reasonable steps to ensure appropriate security arrangements are in place if this is the case. Such storage may be accessed from various countries by an internet connection hence it is not always possible to know in which country your information may be accessed or held.</p>
Access and Correction of your Personal Information	<p>You can request access to your personal information at any time by contacting our Compliance Manager, details of which are set out below. We will respond to a request for access to your personal information within a reasonable time. If we are going to refuse to give you access to your personal information, we must provide reasons for refusal and details of the relevant provision of the <i>Privacy Act</i> which entitles us to refuse access.</p> <p>We will also take reasonable steps to amend or correct your personal information if you advise us that the information that we hold is inaccurate.</p>

Privacy notice in respect of personal information

General	<p>Your right to privacy is important to us. This statement explains the types of information the Credit Providers hold about you and any guarantor referred to in your loan application, your privacy rights and our general rights and obligations in relation to your personal information.</p> <p>When you apply for a loan with us, the application form, whether paper-based or electronic, will contain (or be linked to) notices and requests for consent required by the Privacy Act 1988.</p> <p>The application form or website screen which collects your personal information will specify how we use and disclose your information in more detail.</p> <p>You may request access at any time to personal information held by us about you and ask us to correct it if you believe it is incorrect or out of date.</p>	
What types of information the Credit Providers Hold	<p>The Credit Providers hold information that identifies you, such as your name and address and other information provided by you and people nominated by you when you made the loan application.</p> <p>The Credit Providers may also hold or collect information obtained from other sources, such as a credit report about you and valuers reports about any property which secures your loan.</p> <p>During the course of our relationship with you, the Credit Providers may gather information about you relating to other products and services that the Credit Providers or our preferred providers provide to you and form views about how the Credit Providers can improve our relationship with you.</p>	
How we may use your personal information	<p>We use your personal information to:</p> <ul style="list-style-type: none"> • help us process any application you make for new products or services or if you are a guarantor to assess whether to accept you as a guarantor for credit applied for; • administer and manage all products or services we provide to you; • facilitate our internal business operations, including audit, securitisation, fulfilling legal requirements and conducting confidential systems maintenance and testing; and • in order to comply with our obligations under the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 and other legislation. 	<p>We may also use your personal information to:</p> <ul style="list-style-type: none"> • analyse products and customer needs and develop new products; • inform you of products and services provided by us or our preferred providers which we consider may be of value or interest to you, unless you tell or have previously told us not to; • manage overdue payments; • fraud prevention measures; and • other purposes set out in our privacy policy and credit reporting policy.
The Credit Providers' rights to disclose your personal information	<p>The Credit Providers may disclose your personal information, if it is necessary to do so in the following circumstances:</p> <ul style="list-style-type: none"> • to our external service providers that provide services for the purposes only of our business, on a confidential basis, for example, valuers, surveyors, auctioneers, real estate agents and debt collectors; • to other persons who have an interest in any property offered to us as security; 	

	<ul style="list-style-type: none"> to a guarantor, or person who is considering becoming a guarantor; to any party acquiring an interest in your loan and any related securities provided by you or any other person (including mortgages and guarantees) as a result of securitisation or otherwise; to government agencies; to anyone acting on your behalf, for example your financial broker, solicitor or accountant, unless you tell us not to, referees, or any financial institution nominated by you (for example in a direct debit form) or anyone else you request; and where the law requires or permits us to do so or if you consent.
Your authority to the Credit Providers	By continuing to maintain a loan with us, you consent to us maintaining, using and disclosing your personal information in the manner set out in this privacy statement.
Marketing purposes	The Credit Providers may use and share with our related entities, information about you for marketing our products to you. <input type="checkbox"/> If you do not want to receive any information about products and services (supplied by us or our preferred providers) which we consider may be of value or interest to you please tick this box.
Verification of identity using information held by a Credit Reporting Body	We may disclose your personal information to a credit reporting body for the purposes of verifying your identity. This would involve providing the credit reporting body with details such as your name, address and date of birth and asking the credit reporting body to provide a report on whether these details match the details held on the credit reporting body's database. By executing this form you give your express consent to do this. If you do not wish us to do this you need to tick this box and we will use alternate methods to identify you. If we cannot verify your identity using information held by a credit reporting body we will advise you and give you the opportunity of contacting the credit reporting body to update your credit file. <input type="checkbox"/>
Acknowledgement	By signing this application, you acknowledge having read and understood these permissions to obtain, use and disclose information. You authorise the Credit Providers to give, use and obtain, in accordance with the Privacy Act, the information specified above until the credit is repaid in full.

If you have any questions relating to this Privacy Consent Form please contact our Compliance Manager on **1300 859 075** or email us at info@platinummortgages.com.au;

Borrower Benefit Declaration

I/we declare that all borrowing entities will receive a financial benefit from any Credit provided pursuant to this application.

General Declarations

- I/we declare that I/we will not use any Credit provided pursuant to this Application for unlawful or criminal purposes or for the repayment of debts incurred through gambling.
- I/we acknowledge that Platinum Mortgage Corporation and the Credit Providers will rely upon the information contained in this Application including the information which was provided by me/us or with my/our Application in order for Platinum Mortgage Corporation and the Credit Providers to assess my/our ability to make loan repayments and approve this Application.
- I/we acknowledge that no fee or charge (including without limitation any title insurance premium) paid or to be paid in respect of my/our Application (or any loan made as a result of that Application) is refundable in any circumstance unless expressly stated in the loan documentation.

Privacy Policy and Credit Reporting Policy

By signing this form you acknowledge receiving and reading our Privacy Policy and Credit Reporting Policy. You may obtain a copy from our website www.platinummortgages.com.au; or by contacting Platinum Mortgage Corp on 1300 859 075.

All Applicants to sign and date below:

Full Name	Signature	Date
Full Name	Signature	Date
Full Name	Signature	Date
Full Name	Signature	Date

DECLARATION AS TO PURPOSE OF CREDIT
(BUSINESS ONLY)

TO: **Platinum Residential Mortgages - Platinum Mortgage Corporation & Platinum Mortgage Management**
(Mortgage Managers and Originators)

RE: Loan of \$ _____

Full Borrower Name (1)

Full Borrower Name (2)

Full Borrower Name (3)

Full Borrower Name (4)

I/We declare that the credit to be provided to me/us by the mortgage managers and originators is to be applied wholly or predominantly for business purposes or investment purposes other than investment in residential property.

IMPORTANT

You should **ONLY** sign this declaration if this loan is wholly or predominantly for business purposes or investment purposes other than investment in residential property

By signing this declaration you may **lose** your protection under the National Consumer Credit Code.

I/We agree to provide declarations of purpose of the credit whenever required by the Mortgage Manager and Mortgage Originator.

Signature of person making Declaration

Signature of person making Declaration

Full Name of person making Declaration

Full Name of person making Declaration

Date _____
(Date declaration signed)

Date _____
(Date declaration signed)

Signature of person making Declaration

Signature of person making Declaration

Full Name of person making Declaration

Full Name of person making Declaration

Date _____
(Date declaration signed)

Date _____
(Date declaration signed)