




loan account  
(New)

Mrs Hui Kiang Tan  
15 Medora Street  
Cabarita, NSW, 2137, Australia

## Your Statement

<b>Account Name/s:</b>	Ta and Tan Pty Limited IOR & ATF The Ta and Tan Superannuation Scheme
<b>BSB 012-666</b>	<b>Account Number</b> 400116570
<b>Product Name</b>	Mortgage Mart - SMSF
<b>Account Status</b>	Active
<b>Statement Period</b>	09 Sep 2022 to 31 Dec 2022
<b>Current Interest Rate</b>	6.64 % p.a.
<b>Enquiries</b> 	1300 650 200

## Your Loan Account Summary

Opening Balance	-	Total Debits	+	Total Credits	=	Closing Balance
<b>\$0.00</b>		<b>\$479,249.24</b>		<b>\$75,722.42</b>		<b>\$403,526.82 DR</b>
		Loan Account Limit				<b>\$403,790.73</b>
		Available redraw				<b>\$263.91</b>
		Interest charged this statement period				<b>\$5,584.24</b>
		Offset benefit for this statement period				<b>\$85.70</b>
		Interest charged this financial year				<b>\$5,584.24</b>
		Offset benefit for this financial year				<b>\$85.70</b>

## Your Repayment Details

Minimum Repayment Amount	Repayment Frequency	Repayment Due Date
<b>\$2,669.38</b>	<b>Monthly</b>	<b>9 of every month</b>



**Your Statement:** Please check the entries on this statement and report any errors immediately. All entries are subject to verification. Credit entries may be subject to clearance. Any adjustments or transactions not yet processed will appear on the next statement.



**Making Repayments:** Automatically make repayments each week, fortnight, or month by setting up a direct debit from your external account. Unlimited additional repayments on our Variable Home Loans, making it easier than ever to pay off your home loan faster.



**Internet Access:** MORTGAGE MART provides our customers with a real-time online platform to help you access all your information. View your transactions and balances easily in a single place. Visit [www.mortgage-mart.com.au](http://www.mortgage-mart.com.au)

MORTGAGE MART - OII

ACN 100 038 391 Australian Credit Licence Number 382606

Address: 3B/105 UPTON STREET BUNDALL QLD 4217 Telephone: 1300 650 200 Email: [mmacustomersupport@mortgage-mart.com.au](mailto:mmacustomersupport@mortgage-mart.com.au)

Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services  
ACN 119 531 252, Australian Credit Licence Number 337303

## Your Transaction Summary

Date	Transaction Details	Debits	Credits	Balance
09 Sep 2022	Balance brought forward			\$0.00
09 Sep 2022	Loan Settlement Funds	\$473,165.00		\$473,165.00 DR
12 Sep 2022	Other Payment Effective Date: 09/09/2022 Surplus Funds Confirmed by Treasury (BSB-ANZ01)		\$67,958.10	\$405,206.90 DR
05 Oct 2022	Interest rate adjusted from 4.190% to 5.940% effective from 06/10/2022			\$405,206.90 DR
09 Oct 2022	Interest	\$1,453.74		\$406,660.64 DR
10 Oct 2022	Direct Debit Direct Debit Payment. Receipt # 56844314361		\$2,492.13	\$404,168.51 DR
18 Oct 2022	Other Account Variation Fee Variation fee for creating an offset account request.	\$250.00		\$404,418.51 DR
24 Oct 2022	Other Account Variation Fee Variation fee for permanent principal reduction request	\$250.00		\$404,668.51 DR
25 Oct 2022	Interest rate adjusted from 5.940% to 0.000% effective from 25/10/2022			\$404,668.51 DR
25 Oct 2022	Interest rate adjusted from 0.000% to 6.140% effective from 25/10/2022			\$404,668.51 DR
01 Nov 2022	Interest rate adjusted from 6.140% to 6.390% effective from 03/11/2022			\$404,668.51 DR
18 Oct 2022	Interest rate adjusted from 5.940% to 6.140% effective from 6/11/2022			\$404,668.51 DR
09 Nov 2022	Direct Debit Direct Debit Payment. Receipt # 56844314361		\$2,602.81	\$402,065.70 DR
09 Nov 2022	Interest Original amount of \$2,090.84 received an offset benefit of \$10.17.	\$2,080.67		\$404,146.37 DR
07 Dec 2022	Interest rate adjusted from 6.390% to 6.640% effective from 08/12/2022			\$404,146.37 DR
09 Dec 2022	Direct Debit Direct Debit Payment. Receipt # 56844314361		\$2,669.38	\$401,476.99 DR
09 Dec 2022	Interest Original amount of \$2,125.36 received an offset benefit of \$75.53.	\$2,049.83		\$403,526.82 DR
<b>TOTALS AT END OF PERIOD</b>		<b>\$479,249.24</b>	<b>\$75,722.42</b>	<b>\$403,526.82 DR</b>

## Overdue Payment Summary

Total Amount Payable including Arrears		Payment Due Date
<b>\$2,669.38</b>		<b>09 Jan 2023</b>
Scheduled Payment Amount		\$2,669.38
Arrears Amount Due		\$0.00
<b>The Arrears Amount is due and payable immediately.</b>		
Total		\$2,669.38

### MORTGAGE MART - OII

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Program Manager: Columbus Capital Pty Limited trading as Origin Mortgage Management Services  
ACN 119 531 252, Australian Credit Licence Number 337303



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Cabarita, NSW, 2137, Australia

## Your Statement

Account Name/s:	Ta and Tan Pty Limited IOR & ATF The Ta and Tan Superannuation Scheme
BSB 702-746	Account Number 400116570
Product Name	Mortgage Mart - SMSF
Account Status	Active
Statement Period	01 Jan 2023 to 30 Jun 2023
Current Interest Rate	7.64 % p.a.
Enquiries 	1300 650 200

## Your Loan Account Summary

Opening Balance	-	Total Debits	+	Total Credits	=	Closing Balance
\$403,526.82 DR		\$12,956.59		\$41,852.86		\$374,630.55 DR
		Loan Account Limit				\$400,813.53
		Available redraw				\$26,182.98
		Interest charged this statement period				\$12,956.59
		Offset benefit for this statement period				\$667.62
		Interest charged this financial year				\$18,540.83
		Offset benefit for this financial year				\$753.32

## Your Repayment Details

Minimum Repayment Amount	Repayment Frequency	Repayment Due Date
\$2,862.61	Monthly	9 of every month



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## Your Transaction Summary

Date	Transaction Details	Debits	Credits	Balance
01 Jan 2023	Balance brought forward			\$403,526.82 DR
09 Jan 2023	Direct Debit Direct Debit Payment. Receipt # 56844314361		\$2,733.03	\$400,793.79 DR
09 Jan 2023	Interest Original amount of \$2,275.67 received an offset benefit of \$135.35.	\$2,140.32		\$402,934.11 DR
08 Feb 2023	Interest rate adjusted from 6.640% to 6.890% effective from 09/02/2023			\$402,934.11 DR
09 Feb 2023	Direct Debit Direct Debit Payment. Receipt # 56844314361		\$2,733.03	\$400,201.08 DR
09 Feb 2023	Interest Original amount of \$2,272.32 received an offset benefit of \$148.21.	\$2,124.11		\$402,325.19 DR
08 Mar 2023	Interest rate adjusted from 6.890% to 7.140% effective from 09/03/2023			\$402,325.19 DR
09 Mar 2023	Direct Debit Direct Debit Payment. Receipt # 56844314361		\$2,798.97	\$399,526.22 DR
09 Mar 2023	Interest Original amount of \$2,126.48 received an offset benefit of \$151.00.	\$1,975.48		\$401,501.70 DR
16 Mar 2023	Interaccount Payment Loan payment . Receipt # 27006602661		\$20,000.00	\$381,501.70 DR
09 Apr 2023	Interest Original amount of \$2,340.85 received an offset benefit of \$93.31.	\$2,247.54		\$383,749.24 DR
11 Apr 2023	Direct Debit Direct Debit Payment. Receipt # 56844314361		\$2,862.61	\$380,886.63 DR
03 May 2023	Interest rate adjusted from 7.140% to 7.390% effective from 04/05/2023			\$380,886.63 DR
09 May 2023	Direct Debit Direct Debit Payment. Receipt # 56844314361		\$2,862.61	\$378,024.02 DR
09 May 2023	Interest Original amount of \$2,249.39 received an offset benefit of \$77.06.	\$2,172.33		\$380,196.35 DR
11 May 2023	Interaccount Payment Loan payment . Receipt # 27055024353		\$5,000.00	\$375,196.35 DR
07 Jun 2023	Interest rate adjusted from 7.390% to 7.640% effective from 08/06/2023			\$375,196.35 DR
09 Jun 2023	Direct Debit Direct Debit Payment. Receipt # 56844314361		\$2,862.61	\$372,333.74 DR
09 Jun 2023	Interest Original amount of \$2,359.49 received an offset benefit of \$62.68.	\$2,296.81		\$374,630.55 DR
<b>TOTALS AT END OF PERIOD</b>		<b>\$12,956.59</b>	<b>\$41,852.86</b>	<b>\$374,630.55 DR</b>

## Overdue Payment Summary

Total Amount Payable including Arrears		Payment Due Date
<b>\$2,862.61</b>		<b>10 Jul 2023</b>
Scheduled Payment Amount		\$2,862.61
Arrears Amount Due		\$0.00

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Mrs Hui Tan  
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Loan Number 400116570  
Product Type Mortgage Mart - SMSF  
Current Balance -\$373,543.07  
Arrears 0  
Interest Rate (%p.a) 7.64%  
From Date 2023-06-01  
To Date 2023-08-16  
Monthly Repayment \$2,862.61

### Loan Account Transaction Listing

Date	Description	Debit	Credit	Balance
9 Aug 2023	Original amount of \$2,427.71 received an offset benefit of \$70.40.	\$2,357.31		-\$373,543.07
9 Aug 2023	Direct Debit Payment Reference # 56844314361		\$2,862.61	-\$371,185.76
10 Jul 2023	Direct Debit Payment Reference # 56844314361		\$2,862.61	-\$374,048.37
9 Jul 2023	Original amount of \$2,352.47 received an offset benefit of \$72.04.	\$2,280.43		-\$376,910.98
9 Jun 2023	Original amount of \$2,359.49 received an offset benefit of \$62.68.	\$2,296.81		-\$374,630.55
9 Jun 2023	Direct Debit Payment Reference # 56844314361		\$2,862.61	-\$372,333.74
8 Jun 2023	Interest rate adjusted from 7.390% to 7.640% effective from 08/06/2023			-\$375,196.35