

Vygae Pty Ltd ATF Morasha Le Family Super Fund
15 Vanderbilt Avenue
TRUGANINA VIC 3029

Cinch Loans – Katrina Tunnock
kat@cinch.loans

ORDE FINANCIAL APPLICATION FOR FINANCE APPROVAL

Dear Vygae Pty Ltd ATF Morasha Le Family Super Fund,

ORDE Financial is pleased to confirm approval on your recent application for finance. Please refer to the information below for loan details and any conditions that must be satisfied prior to or at Loan Settlement. A formal Letter of Offer will be provided by our solicitors shortly.

Borrower(s)	Vygae Pty Ltd ATF Morasha Le Family Super Fund	
Guarantor(s)	Mr. Vinh Le Mrs. Yen Hoang Le	
Loan Amount	\$348,000.00	
Product Name	SMSF Commercial	
Loan Purpose	Purchase Existing	
National Credit Code	No	
Term of Loan	30 year(s)	
Interest Rate	7.79% per annum (variable). This rate is indicative only and can be varied at any time by ORDE Financial acting reasonably.	
Security	Registered First (Real Estate) Mortgage over Unit 206/ 7 Jeffcott Street, WEST MELBOURNE VIC 3003, AUSTRALIA.	
Repayments	Principal & Interest (Monthly)	\$2,506.09
Application Fee	1.00% of the loan amount or minimum fee of \$3,480.00	
Loan Referrer	Cinch Loans	

Conditions to be satisfied:

Please note the following condition(s) must be satisfied prior to or at Loan Settlement.

1. Satisfactory lease agreement to be vetted by ORDE Financial's solicitors.
2. Receipt of Body Corporate Insurance Policy.
3. Trust deed to be vetted by ORDE Financials solicitor and found to be in order regarding the trustee's powers and tenure of the trust for Morasha Le Family Super Fund.
4. Trust deed to be vetted by ORDE Financials solicitor and found to be in order regarding the trustee's powers and tenure of the trust for Morasha Property Trust.

Next Steps:

Our solicitors will shortly send out a document pack which will include the formal Letter of Offer and associated mortgage documents which we require to be completed and returned.

Thank you for choosing ORDE Financial, we look forward to proceeding your loan approval to settlement.

Yours sincerely,

Alex Thorley
Credit Analyst
athorley@orde.com.au
03 8657 2525