



14 October 2021

LNS - Insight Mortgage Solutions Pty Ltd (Steven Tropoulos)
Attention: Steven Tropoulos
Highfield Suites - 337 Kingsway
Carringbah NSW 2229

Dear Steven,

Re: Formal Approval for Account Number - 3671452

We are pleased to advise that the loan application has been approved by Secure Funding Pty Ltd. The details of the approval/s along with the conditions that must be met are listed below:

Borrowers:	Richard Neil Hudson and Xiu Li Lin As Trustee For The Ocean SuperFund		
Guarantors:	Richard Neil Hudson, Xiu Li Lin and Hudsonlin Investment Pty Ltd ACN 149 783 853 As Trustee For HudsonLin Property Trust		
Loan Amount:	\$800,000.00		
Less Est. Total Costs:	Mortgage Registration Fee for KIRRAWEE - NSW		\$147.70
	Discharge of Existing Mortgage Registration Fee for KIRRAWEE - NSW		\$147.70
	Registration Fee on Transfer of Land for KIRRAWEE - NSW		\$147.70
	Application Fee		\$495.00
	SMSF Review Fee		\$695.00
Est. available funds at settlement:	\$798,366.90		
Loan Term:	30 years		
Interest Rate:	3.95%, Resi SuperCredit Variable P&I		
Repayments:	\$3,826.30 Monthly (Includes monthly Service Fee of \$30.00)		
Security:	1st registered Mortgage over 52 Serpentine Road, KIRRAWEE NSW 2232 Insurance Value: \$700,000.00		
Each of these securities are to be covered for a minimum insurance replacement value of the amount specified above and the interest of Secure Funding Pty Ltd must be noted			

This loan has been approved subject to the following conditions:

- * Signed and dated Property Trust documentation (provided by Liberty), required prior to settlement
- * Copy of Draft Transfer of Land for 52 Serpentine Road KIRRAWEE NSW 2232, required prior to settlement
- * Copy of Property Withholding Clearance Certificate, required prior to settlement
- * Evidence of payment of the \$172,000 deposit by the SMSF for the property being purchased (via SMSF bank statement showing the withdrawal), required prior to settlement.
- * Latest statement confirming funds totalling at least \$1,002,000 (inclusive of any deposit paid) is held by the SMSF, required prior to settlement.

A formal Loan Agreement will be issued to the client shortly. Please contact me if you have any questions or require further assistance.

Yours sincerely,

Luke Vondrasek

Underwriter

Liberty Financial Pty Ltd