

Secure Funding Pty Ltd
 ABN 25 081 982 872
 Australian Credit Licence (ACL) 388133
**SuperCredit Loan Agreement and
 Guarantee Schedule**

The information in this Schedule is current as at 29 August 2016 (the disclosure date)

This document and the SuperCredit Loan Agreement and Guarantee Standard Terms and Conditions annexed to this schedule contains all the contract terms of *your* loan. These do not, however, contain all the information that we are required by law to give *you*. Please ensure *you* read and understand all the documents we provide.

FINANCIAL INFORMATION TABLE	
CUSTOMER(S): Matthew and Veronica Pitt SMSF Pty Ltd ACN 613 020 367 As Trustee For The Matthew and Veronica Pitt SMSF	
Group Loan no: 2470482	
Total Amount Of Credit	\$210,000.00
Amount of Credit	\$210,000.00 made up of:
	– fees and charges included in the <i>amount of credit</i> (see below) \$1,669.90
	– balance (payable to you or at your direction) \$208,330.10
Annual Percentage Rate	At the <i>disclosure date</i> , the <i>annual percentage rate</i> is 5.49% per annum and may differ from <i>your</i> actual rate depending on when the <i>settlement date</i> occurs. The <i>annual percentage rate</i> that applies to <i>your loan</i> is a variable rate and is <i>our interest rate</i> for similar variable rate loans.
Loan Term	30 years.
Variable Rate Period	The loan term.
Principal And Interest Period	The loan term or where there is an interest only period, the remainder of the loan term after expiry of the interest only period.
Interest Only Period (if any)	60 months commencing on the settlement date.

Repayments	<p>Commencing from the settlement date the loan has an interest only period of 60 months.</p> <p>During the interest only period, you must make 60 monthly interest only repayments of \$960.75 each.</p> <p>During the remainder of the loan term after the interest only period, you must make 299 monthly principal and interest repayments of \$1,288.33 each and a final repayment of \$1,288.33.</p> <p>You must make 360 monthly principal and interest repayments over the loan term of 30 years as follows:</p> <ul style="list-style-type: none"> • 60 repayments of \$960.75 each, and • 299 repayments of \$1,288.33 each, and • a final repayment of \$1,288.33. <p>The above figures and amounts are estimates which assume that timely payments will be made, that the <i>annual percentage rate</i> and fees and charges will not change after the <i>disclosure date</i> and that the <i>settlement date</i> is the <i>disclosure date</i>.</p> <p>The first repayment is due one calendar month after the <i>settlement date</i>, and after that, on the same date in each following month as the <i>settlement date</i>. If a particular month does not have that date, repayments are due on the last day of that month. For example, if the first repayment was due on 31 August, the next repayment would be due on 30 September.</p> <p>You must pay us the <i>total amount owing on the loan account</i> on the date the final repayment is due or, if you default, on the date it becomes due for payment under clause 8 of the Standard Terms and Conditions attached.</p>
Total number of monthly repayments on all loans	360

SECURE FUNDING PTY LTD FEES AND CHARGES	Included in amount of credit	Payable by you
These fees and charges are payable in connection with this loan agreement.		
Payable to us:		
Agency Fee – payable on or before the <i>settlement date</i> to our settlement agent if settlement takes place outside of the central business district.	Not Ascertainable	\$0.00
Application Fee – payable on or before the <i>settlement date</i>	\$495.00	\$0.00
Bank Cheque Charges – payable on or before the <i>settlement date</i> .	\$15.00 per cheque required by you	\$0.00
Bank Fee to transfer moneys into our solicitor's trust account or your account if required on the <i>settlement date</i> – payable on or before the <i>settlement date</i> .	\$25.00	\$0.00
Discharge Administration Fee – payable whenever you request that the <i>security</i> or a <i>security interest</i> is partially or wholly discharged by us regardless of whether such discharge actually occurs.	\$0.00	\$395.00
Discharge Legal Fee – payable in relation to fees and charges we incur when the <i>total amount owing</i> is repaid in full.	\$0.00	Not Ascertainable
Lenders Mortgage Protection Fee – payable to us on or before the <i>settlement date</i> in relation to the credit risk we take in entering into this loan with you and any arrangement we may enter into to protect us in the event that you default in your obligations under this loan.	\$0.00	\$0.00
Processing Fee – payable at the time your application is submitted to us.	\$0.00	\$495.00
Search Fees including both external searching costs and general administrative costs in relation to property, company or credit searches and this fee may be retained in whole or in part – payable on or before the <i>settlement date</i> .	\$0.00	\$0.00
Service Fee – payable monthly in arrears on each loan and included in your repayments.	\$0.00	\$10.00
Trust Review Fee – payable to us on or before the <i>settlement date</i> for each Trust included in a loan application and in relation to the additional processing and the additional documentation required (including vetting the Trust Deed).	\$0.00	\$0.00
Valuation Fee – payable on or before the <i>settlement date</i> .	\$0.00	\$0.00

SECURE FUNDING PTY LTD FEES AND CHARGES (CONTINUED)	Included in amount of credit	Payable by you
Government charges		
Payable to the Government Revenue Office in Queensland (Indicative only and to be advised before settlement).		
Mortgage Stamp Duty -- payable on or before the settlement date.	\$0.00	\$0.00
Payable to Land Titles Office in Queensland		
Discharge Fee for Existing Mortgage -- payable on or before the settlement date.	\$175.00	\$0.00
Mortgage Registration Fee -- payable on or before the settlement date.	\$175.00	\$0.00
Property Search Fee -- payable on or before the settlement date.	\$30.90	\$0.00
Registration Fee on Transfer of Land -- payable on or before the settlement date.	\$769.00	\$0.00
Totals (other than post-settlement periodic fees)	\$1,669.90	\$900.00
Total fees and charges payable (other than post- settlement periodic fees)		\$2,569.90
Total periodic fees and charges payable assuming constant fees and a 30 year loan term		\$3,600.00
Total fees and charges payable		\$6,169.90

SECURE FUNDING PTY LTD FEES AND CHARGES	Payable by you (if applicable)
These fees and charges <u>may</u> become payable in connection with this loan agreement.	
Account Resolution Fee -- payable to <i>us</i> in relation to each <i>loan</i> that we refer to a collection specialist if <i>your loan</i> has been in default for at least 30 days on a day when a repayment is due after such a referral.	\$495.00
Default Administration Fee -- payable to <i>us</i> in relation to each <i>loan</i> on each day on which a repayment is due and <i>you</i> have been in default for less than 90 days at any time in the period after the immediately preceding repayment was due.	\$95.00
Default Management Fee -- payable to <i>us</i> in relation to each <i>loan</i> on each day on which a repayment is due and <i>you</i> have been in default for at least 90 days at any time in the period after the immediately preceding repayment was due.	\$195.00
Discharge Administration Fee -- payable whenever <i>you</i> request that the <i>security</i> or a <i>security interest</i> is partially or wholly discharged by <i>us</i> regardless of whether such discharge actually occurs.	Not Ascertainable
Discharge Legal Fee -- payable in relation to fees and charges we incur whenever the <i>security</i> or a <i>security interest</i> is partially or wholly discharged by <i>us</i> .	Not Ascertainable

SECURE FUNDING PTY LTD FEES AND CHARGES (CONTINUED)		Payable by you (if applicable)
Dishonour Fee – payable to <i>us</i> when a payment <i>you</i> make (such as a direct debit, salary deduction or cheque) is dishonoured.		\$25.00 per dishonour
Document Fee – payable to <i>us</i> at the time <i>you</i> or a <i>security provider</i> request <i>us</i> to produce a document to the land titles office or its equivalent.		\$25.00 per document
Duplicate Fee – payable to <i>us</i> when we provide a copy of any statement, notice or other document at <i>your</i> request.		\$10.00 per copy
Expired Insurance Fee – payable to <i>us</i> , on each day on which a repayment is due, for each <i>security</i> in respect of which <i>you</i> have undertaken to maintain insurance (under a mortgage or otherwise) but in respect of which <i>you</i> have not provided <i>us</i> with evidence of ongoing valid building insurance.		\$50.00
Funds Transfer Fee – payable to <i>us</i> in respect of the amount we incur with <i>our</i> bank for the transfer of funds to <i>our</i> solicitors or settlement agent.		\$48.00
Pay Out Fee – payable to <i>us</i> when <i>you</i> receive from <i>us</i> a written statement of the amount needed to pay out this loan provided at <i>your</i> request.		\$10.00 for each statement
Title Production/Consent Agent's Fee – payable to <i>us</i> when <i>you</i> ask <i>us</i> to produce a title document for any reason or seek <i>our</i> consent to any subsequent event.		Not Ascertainable
Title Production/Consent Fee – payable to <i>us</i> when <i>you</i> ask <i>us</i> to produce a title document for any reason or seek <i>our</i> consent to any subsequent event.		\$250.00 per title or consent
Valuation Fees – payable to <i>us</i> when we obtain a valuation of a property secured by a <i>security</i> or otherwise for the purpose of this loan after the <i>settlement date</i> .		Not Ascertainable
Variation Fee – if <i>you</i> request to increase <i>your</i> loan amount during the term of <i>your</i> loan.		\$275.00
NOTE	Under this loan agreement, any of the following information which is given above may be varied without <i>your</i> consent: <ul style="list-style-type: none">- the <i>annual percentage rate</i> (including changing any applicable margin or reference rate);- the amount, method of calculation, number, repayment dates or frequency of repayments, or period over which repayments are to be paid;- the total amount of interest charges or repayments;- the amount and type of fees and charges and when they are payable (including by imposing new fees and charges or changing the calculation method of a fee or charge).	
OTHER DETAILS		
Redraw Availability	Not Applicable.	
Default Rate(s)	The <i>default rate</i> at any time for any loan equals the <i>annual percentage rate</i> specified in, or notified under, this loan agreement and guarantee from time to time plus a margin of 2.00% per annum. As at the <i>disclosure date</i> , the <i>default rate</i> is 7.49%.	
Commissions	A commission of \$1,386.00 is to be paid by <i>us</i> to Finance And Systems Technology Pty Ltd for the introduction of credit business. A further commission is payable by <i>us</i> to Finance And Systems Technology Pty Ltd but the amount is unascertainable. No other commissions are payable in relation to <i>your loan(s)</i> .	

SECURITY (The following mortgages, other securities and guarantees, if any, have been or are to be taken by us)

Property	Security address: 203 / 1 Bass Court, NORTH LAKES, QLD 4509 Mortgage status: New mortgage Registered number: Minimum building insurance: As per owners corporation Name of mortgagor(s): Pitt Property Holdings 203 Northlakes Pty Ltd ACN 613 020 554 As Trustee For The Property Trust
Guarantee(s)	Guarantor name: Pitt Property Holdings 203 Northlakes Pty Ltd ACN 613 020 554 As Trustee For The Property Trust Guarantor address: Level 10 / 50 Bridge Street, SYDNEY NSW 2000 Guarantor name: Matthew Peter Pitt Guarantor address: 1 Golflinks Road, GLENROY VIC 3046 Guarantor name: Veronica Jean Pitt Guarantor address: 1 Golflinks Road, GLENROY VIC 3046
Property Trust	Property Trust
Property Trustee	Pitt Property Holdings 203 Northlakes Pty Ltd ACN 613 020 554 As Trustee For The Property Trust

SPECIAL CONDITIONS (if any)

Receipt of copy of Draft Transfer of Land for security property required prior to settlement.
Receipt of proof of funds totalling at least \$260,000 held by the SMSF required prior to settlement.
Receipt of signed and dated Letter of Comfort from Registered Financial Advisor (to be provided on company letterhead and provided by Liberty) required prior to settlement.
Receipt of signed and dated Property Trust documentation (provided by Liberty) required prior to settlement.

LOAN-TO-SECURITY PERCENTAGE: Your loan-to-security percentage is **60.00%**

OFFER BY SECURE FUNDING PTY LTD

We, Secure Funding Pty Ltd, offer to lend *you* the loan amount on the terms and conditions set out in this schedule and the attached SuperCredit Loan and Guarantee Standard Terms and Conditions, in which a reference to a schedule is a reference to this schedule.

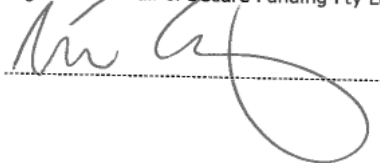
To accept the offer, *you* must sign and date this document and return it to this office's mailing address within 14 days from the date of this offer. If *you* do not, the offer is automatically withdrawn.

Authorised Officer: Darryn Pace

Mailing Address: Level 16, 535 Bourke Street
Melbourne, Victoria 3000
Australia

Date of Offer: 29 August 2016

Signed on behalf of Secure Funding Pty Ltd



ACCEPTANCE BY CUSTOMER

Select whichever is appropriate

- ☐ I/We acknowledge that it has been recommended the I/we obtain independent legal advice in respect of the meaning and effect of this finance arrangement. I/We have been provided with an opportunity to obtain independent legal advice prior to entering into this arrangement, and have chosen not to do so.
- ☐ I/We have obtained independent legal advice about the meaning and effect of this finance agreement. I/We are able to provide a certificate of independent legal advice if requested by us.

IMPORTANT

BEFORE YOU SIGN

- READ THIS CONTRACT DOCUMENT so that you know exactly what contract you are entering into and what you will have to do under the contract.
- You should also read the Information statement: THINGS YOU SHOULD KNOW ABOUT YOUR PROPOSED CREDIT CONTRACT.
- Fill in or cross out any blank spaces.
- Get a copy of this contract document.
- Do not sign this contract document if there is anything you do not understand.


THINGS YOU MUST KNOW


- Once you sign this contract document, you will be bound by it. However, you may end the contract before you obtain credit, or a card or other means is used to obtain goods or services for which credit is to be provided under the contract, by telling the credit provider in writing, but you will still be liable for any fees or charges already incurred.
- You **do not** have to take out consumer credit insurance unless you want to. However, if this contract document says so, you must take out insurance over any mortgaged property that is used as security, such as a house or car.
- If you are to take out insurance, the credit provider cannot insist on any particular insurance company.
- If this contract document says so, the credit provider can vary the annual percentage rate (the interest rate), the repayments and the fees and charges and can add new fees and charges without your consent.
- If this contract document says so, the lender can charge a fee if you pay out your contract early.

Executed by the Customer

EXECUTED BY Matthew and Veronica Pitt
SMSF Pty Ltd ACN 613 020 367 As Trustee
For The Matthew and Veronica Pitt SMSF
in accordance with section 127 of the
Corporations Act 2001:

Registered office: Level 10 / 50 Bridge Street,
SYDNEY NSW 2000


Signature of director Date 7/9/16


Signature of director/secretary Date 7/9/16

MATTHEW PITT
Name of director (please print)

VERONICA PITT
Name of director/secretary (please print)

1 GOLFLINKS RD, GLENROY
Residential address (please print)

1 GOLFLINKS RD, GLENROY
Residential address (please print)

ACCEPTANCE BY GUARANTOR – INDIVIDUALS (MEMBERS OF SMSF)

Important Acknowledgment

Before The Guarantor Signs

- The *guarantor* should read this document, including the *guarantee and indemnity* in clause 13 of the attached SuperCredit Loan and Guarantee Standard Terms and Conditions and the terms relating to this arrangement or financial obligation to be guaranteed.
- The *guarantor* should obtain independent legal and financial advice.
- The *guarantor* should make its own inquiries about the creditworthiness, financial position and honesty of the customer.

Things The Guarantor Must Know

- Understand that, by signing the *guarantee and indemnity* contained in this document, the *guarantor* may become personally responsible instead of, or as well as, the customer to pay the amounts which the customer owes and *our* expenses in enforcing the *guarantee and indemnity*.
- If the customer does not pay the *guarantor* must pay. This could mean the *guarantor* loses everything it owns including its home.

Signed by each individual guarantor

Signed, sealed and delivered by the guarantor


Matthew Peter Pitt
Date 7/9/16

In the presence of the witness named below


Signature of Witness
Date 7/9/16

ANDREW JOSEPH BLAAK

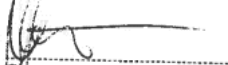
of Suite 12, 2 Brandon Park Dr. Wheelers Hill 3150
Name of Witness (please print)
An Australian Legal Practitioner within the meaning
of the Legal Profession Uniform Law (Victoria)

Address of Witness (please print)

Signed, sealed and delivered by the guarantor


Veronica Jean Pitt
Date 7/9/16

In the presence of the witness named below


Signature of Witness
Date 7/9/16

ANDREW JOSEPH BLAAK

of Suite 12, 2 Brandon Park Dr. Wheelers Hill 3150
Name of Witness (please print)
An Australian Legal Practitioner within the meaning
of the Legal Profession Uniform Law (Victoria)

Address of Witness (please print)

ACCEPTANCE BY GUARANTOR – PROPERTY TRUSTEE

Important Acknowledgment

Before The Guarantor Signs

- The *guarantor* should read this document, including the *guarantee and indemnity* in clause 13 of the attached SuperCredit Loan and Guarantee Standard Terms and Conditions and the terms relating to this arrangement or financial obligation to be guaranteed.
- The *guarantor* should obtain independent legal and financial advice.
- The *guarantor* should make its own inquiries about the creditworthiness, financial position and honesty of the customer.


Things The Guarantor Must Know

- Understand that, by signing the *guarantee and indemnity* contained in this document, the *guarantor* may become personally responsible instead of, or as well as, the customer to pay the amounts which the customer owes and *our* expenses in enforcing the *guarantee and indemnity*.
- If the customer does not pay the *guarantor* must pay. This could mean the *guarantor* loses everything it owns including its home.

Signed by the property trustee

EXECUTED BY Pitt Property Holdings 203
Northlakes Pty Ltd ACN 613 020 554 As
Trustee For The Property Trust in
accordance with section 127 of the
Corporations Act 2001:

Registered office: Level 10 / 50 Bridge
Street, SYDNEY NSW 2000


Signature of director Date 7/9/16


Signature of director/secretary Date 7/9/16

MATTHEW PITT
Name of director (please print)

VERONICA PITT
Name of director/secretary (please print)