

02 August 2013

Loan ID: 48563

Issy's Super Pty Ltd Atf Issy's Super Fund
Unit 5, 1232 Main Road
ELTHAM VIC 3095

Dear Sir/Madam,

Thank you for choosing Australian First Mortgage Pty Ltd. We are pleased to provide you with a Conditional approval. Your loans have been approved in principle as follows:

Borrower(s): Issy's Super Pty Ltd Atf Issy's Super Fund
Guarantor(s): Ms Isabella Geremia and Issy's Custodian Pty Ltd Atf Issy's Custodian Trust
Loan Product: Platinum Option SMSF Variable
Amount: \$321,300.00
Indicative Interest Rate: 6.14%
Term: 30 Years
Security Address: Lot 1 / 71 Dromana Parade SAFETY BEACH VIC 3936
Establishment Fee: \$750.00
Valuation Fee: \$0.00
Special Conditions:

- * Satisfactory and acceptable valuation report. Please arrange for page 9 of our application form (credit card authority) to be completed for \$275 which we will collect and then order the valuation.
- * Valuer to confirm proposed rental income of \$380 pw from the new property
- * Amended Macquarie Bank SMSF savings statement to be provided
- * Nominee form and copy of proposed transfer form to be provided
- * Prior to settlement, our solicitors (Gadens Lawyers) are to be satisfied that the trustees can borrow and/or guarantee on behalf of trusts and beneficiaries in accordance with the trust deeds including being satisfied with the structure of the loan and the respective ability of the parties involved with the loan to enter into the transaction. The trust deeds will not be forwarded to Gadens for perusal until after formal approval.
- * All Guarantors to obtain legal advice from a lawyer independent from the lender and all borrowers. All Guarantors must also obtain financial advice on the financial consequences of entering this transaction from an advisor independent from the lender

We advise that this loan has been approved in principle which is an expression of our interest to provide funding and does not constitute a formal offer of finance. This approval in principle is valid for 30 days from the date of this letter and can be withdrawn at anytime should any information come to hand that makes the loan undesirable.

Once again, Australian First Mortgage Pty Ltd is pleased to have been of assistance with your home loan needs.

Should you have any queries, we welcome your call on (03) 9473 9100.

Yours sincerely
Australian First Mortgage Pty Ltd



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Australian First Mortgage Pty Ltd
atf AFM Unit Trust AFIN 30 390 082 359
Australian First Mortgage (WA) AFIN 52 110 843 617
WA LIC No. 2730

LETTER OF AUTHORITY

FROM :ISSY'S SUPER FUND

TO: MORTGAGE LENDERS OF AUSTRALIA PTY LTD ABN 18104007874

RE: APPLICATION FOR FINANCE OF \$321,300.00.....

PURPOSE: Purchase Investment Property at Lot 1/71 Dromana Parade Safety Beach...

LENDER: ING Bank via Australian First Mortgage Pty Ltd

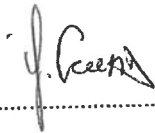
I/We acknowledge and agree that we have engaged Phillip Elliott of Mortgage Lenders of Australia Pty Ltd to arrange finance on our behalf from the agreed lender for the above mentioned purpose.

I/We acknowledge and agree that we have engaged him to obtain a loan approval from the above mentioned lender.


I/We have agreed that a fee of \$990.00 is applicable to be paid upon unconditional approval of the loan.

I/We acknowledge the fee will be payable upon funding of the loan from the lender.

I/We acknowledge that should we not proceed with the loan for whatever reason after it has been unconditionally approved the fee will be due and payable immediately.



Name: Isabella Geremia



Name:

DATE: 22/7/13



Fees and charges that apply to your credit contract

We charge the following fees and charges in relation to this credit contract:

Service: Please outline the fee type	
Maximum fee payable to the licensee:	\$ 990.00.....
Maximum charges that will be incurred by the licensee:	\$ NIL.....

Please note that [all of the above / the following] fees and charges will still be payable by you to us, even if:

1. you decide not to proceed with your application to the credit provider; or
2. your application is rejected by the credit provider.

Fee: \$.NIL.....

We estimate that the credit provider Australian First Mortgage Pty Ltd, will charge the following fees and charges in relation to this credit contract:

Product	Fees	Deferred Establishment Fee
SMSF Home Loan	Application Fee: \$750,00 Legal Fee : 1,600 + GST Valuation Fee: \$275 deducted from the application fee Monthly Fee: NIL Annual Fee: NIL	

These amounts will be paid for out of the total amount of credit advanced to you.



Fees payable to the lender or other third parties eg. referral fees (If there are any other fees and charges that are payable to third parties in relation to your application for this credit contract, the estimated cost of these is set out below):	
Name of the person to whom the fee or charge is payable personally or on behalf of another person (if applicable):	Nil
Fee payable (if applicable)::	\$Nil.....
Type of fee payable (if applicable)::	
State how frequently the fee is to be paid (if applicable):	\$Nil.....
Describe the circumstances when the fee or charge will or will not be payable (if applicable):	
Maximum amount payable by you whether or not a credit contract is entered into (if applicable):	\$nil

The fees and charges, and the amount of credit remaining after these amounts have been paid out, are summarised below.

Funds Required		Funds Available	
Purchase Amount	\$459,000.00	Loan Sought	\$321,300.00
Refinance Amount		FHOG	
Stamp Duty – Transfer of Land)	\$10,000.00 approx	Sale Proceeds (gross)	
Titles Office – Mortgage)		Other Funds Available	
Titles Office – Transfer of Land)		Own funds	\$235,000.00
Establishment Fee	\$750.00		
Legal Costs	\$1,600 + gst	Debts to Repay	
Discharge Cost			
Lenders Mortgage Insurance			
Other/Sundries	\$990.00		
SubTotal Funds Required	\$472,340.00	Total Lend	\$321,300.00
Deposit already paid		Total Security	<u>\$459,000.00</u>
		Loan Value Ratio	70.00%



Total Funds Required	\$472,340.00	Total Funds Available	\$556,300.00
Funds			

Commissions we receive

We (being YBR Finance and the authorised credit representative) will receive a commission from the credit provider, Australian First Mortgage Pty Ltd, in relation to assisting you to apply for this credit contract. YBR credit representatives receive between 75% and 80% of the upfront commissions. YBR Finance receives the rest, between 20% and 25%.

We estimate that we will receive the following commissions:

Type of commissions: Total Upfront.....
Reasonable estimate of Upfront Commission: \$1,365.00
Method of calculation: Total loan amount * \$321,300.00

YBR credit representatives receive nil of the trailing commissions. YBR Finance receives the rest, between 70% and 80%.

Type of commissions: Total Trailing
Reasonable estimate of Trailing Commission: \$409.00
Method of calculation: Total loan amount * \$321,300.00

Yellow Brick Road Finance does not receive any volume bonuses.

Warning

- Interest rates and repayments may change from those disclosed in this document if the lender changes its interest rate.
- Before you accept your loan offer, you should check the offer carefully to ensure that the terms of the loan meet your requirements. The terms of the loan offer may be different from the terms set out in this document.



Your acceptance and receipt

Please sign and date below to acknowledge that you have received this credit proposal disclosure document.

J. Geremia

Signature of customer

Signature of customer

Isabella Geremia

Print name of customer

Print name of customer

Date:

22/7/13

Date: