

Loan Activity Statement

Account Number 40 135 941 3

Page No 1 of 3

Statement Period 01.01.23 to 30.06.23

Azzura Bell Pty Ltd ATF Azzura Super Fun
8 Cape Martin Lane
VARSITY LAKES QLD 4227

BPAYs Biller Code 18309 Reference No. 40 135 941 3
ONLINE STATEMENTS NOW AVAILABLE on our website -
Login, My Home Loan, New Registration

Interest Certificate for Year Ended 30 June 2023

Interest Charges - 01.07.22 to 30.06.23	\$	10,614.10
Bank Processing &/or BPAY Transaction Fees - 01.07.22 to 30.06.23	\$	8.40

Loan Detail Summary

Security Address: 2 Cassia Dr COOMERA QLD 4209

Current Interest Rate at 04 Jul 2023 (calculated (Daily Rests) - Variable)	6.94% p.a.
Loan Approved Amount	\$ 247,000.00
Closing Loan Balance at 30 Jun 2023	\$ 151,437.79
Loan Settlement Month	July 2020
Original Loan Maturity	July 2045
Contract Term Remaining	22 years 1 month
Forecast Term (based on current repayment profile)	3 years 8 months
National Credit Code Regulated	No
Privacy Password Protected	Yes

Repayments Received during Statement Period	\$	26,996.42
Minimum Monthly Repayment Amount	\$	1,702.00
Monthly Repayment Due Date		20th each month
Loan Account Ahead by	\$	76,110.75

Loan Guarantor Details

Mr N Bell - same address as Borrower - separate statement not issued
Mrs KL Purvis-Smith - same address as Borrower - separate statement not issued
Cassia Drive Pty Ltd ATF Azzura Way Bare Trust - same address as Borrower - separate statement not issued

La Trobe Financial LoanManager App now available

Download the App and access your Loan Account for the following options:

- View your Loan balance;
- Check your Redraw balance; and
- Request a Statement.

Visit App Store for Apple devices or Play Store for Android devices and search, La Trobe Financial LoanManager.

You can also save money with La Trobe Financial

Did you know that you can reduce the amount of interest you pay and your loan term by making extra weekly, fortnightly or monthly payments? To check whether this applies to your loan and if any fees or charges apply, you can call us on 13 80 10.

You can invest with us too

Our 12 Month Term Account has been judged Best Credit Fund - Mortgages by Money magazine for 14 consecutive years and is currently offering a variable return of 6.25% p.a.*.

*The rate of return on your investment is current as 1 July 2022. The rate of return is reviewed and determined monthly and may increase or decrease each month. The rate of return applicable for any given month is paid at the start of the following month. The rate of return is not guaranteed and is determined by the future returns of the Credit Fund and may be lower than expected.

An investment in the Credit Fund is not a bank deposit, and investors risk losing some or all of their principal investment. Past performance is not a reliable indicator of future performance. Withdrawal rights are subject to liquidity and may be delayed or suspended.

La Trobe Financial Asset Management Limited ACN 007 332 363 Australian Financial Services Licence 222213 Australian Credit Licence 222213 is the responsible entity of the La Trobe Australian Credit Fund AFSA 089 178 981. It is important for you to consider the Product Disclosure Statement for the Credit Fund in deciding whether to invest or to continue to invest in the Credit Fund. You can read the PDS and the Target Market Determination on our website or ask for a copy by calling us on 13 80 10.



Loan Activity Statement

Azzura Bell Pty Ltd ATF Azzura Super Fun
8 Cape Martin Lane
VARSITY LAKES QLD 4227

Account Number 40 135 941 3

Page No 2 of 3

Statement Period 01.01.23 to 30.06.23

BPAY® Biller Code 18309 Reference No. 40 135 941 3
ONLINE STATEMENTS NOW AVAILABLE on our website -
Login, My Home Loan, New Registration

Semi-Annual Loan Account Statement

DATE	TRANSACTION DETAILS	DEBIT	CREDIT	BALANCE
01. 01. 23	Opening Loan Balance			172, 707. 07
20. 01. 23	La Trobe Financial Quick Pay Repayment		1, 689. 00	171, 018. 07
31. 01. 23	Account Service Fee	15. 00		171, 033. 07
31. 01. 23	Interest (31 days 6.75% p.a.)	986. 36		172, 019. 43
06. 02. 23	Repayment Made - Bpay (Savings/Chq)		9, 998. 95	162, 020. 48
20. 02. 23	La Trobe Financial Quick Pay Repayment		1, 689. 00	160, 331. 48
28. 02. 23	Account Service Fee	15. 00		160, 346. 48
28. 02. 23	Interest (9 days 6.75% p.a., 19 days 7.00% p.a.)	866. 37		161, 212. 85
20. 03. 23	La Trobe Financial Quick Pay Repayment		1, 720. 00	159, 492. 85
31. 03. 23	Account Service Fee	15. 00		159, 507. 85
31. 03. 23	Interest (7 days 7.00% p.a., 24 days 7.35% p.a.)	991. 39		160, 499. 24
01. 04. 23	Renegotiation Fee	250. 00		160, 749. 24
06. 04. 23	Repayment Made - Bpay (Savings/Chq)		2, 498. 95	158, 250. 29
20. 04. 23	La Trobe Financial Quick Pay Repayment		1, 623. 31	156, 626. 98
30. 04. 23	Account Service Fee	15. 00		156, 641. 98
30. 04. 23	Interest (30 days 6.34% p.a.)	823. 70		157, 465. 68
08. 05. 23	Repayment Made - Bpay (Savings/Chq)		2, 498. 95	154, 966. 73
22. 05. 23	La Trobe Financial Quick Pay Repayment		1, 623. 31	153, 343. 42
31. 05. 23	Account Service Fee	15. 00		153, 358. 42
31. 05. 23	Interest (4 days 6.34% p.a., 27 days 6.59% p.a.)	863. 26		154, 221. 68
05. 06. 23	Repayment Made - Bpay (Savings/Chq)		1, 998. 95	152, 222. 73
20. 06. 23	La Trobe Financial Quick Pay Repayment		1, 656. 00	150, 566. 73
30. 06. 23	Account Service Fee	15. 00		150, 581. 73
30. 06. 23	Interest (7 days 6.59% p.a., 23 days 6.94% p.a.)	856. 06		151, 437. 79
30. 06. 23	Closing Loan Balance			151, 437. 79

Please check all entries on this statement and inform us promptly of any error or unauthorised transactions.

