



La Trobe Financial Services Pty Limited • ACN 006 479 527
 La Trobe Financial Asset Management Limited • ACN 007 332 363 • AFSL 222213
Account Number 40 561 704 8

Page No 1 of 3

Statement Period 01.01.20 to 30.06.20

BPAY® Biller Code 18309 Reference No. 40 561 704 8
 ONLINE STATEMENTS NOW AVAILABLE on our website -
 Login, My Home Loan, New Registration

MMF Property Group Pty Ltd ATF MMF Su
 15 Albert Street
 212 Maroubra Rd
 BOTANY NSW 2019

Interest Certificate for Year Ended 30 June 2020

Interest Charges - 01.07.19 to 30.06.20 \$ 2,751.06

Loan Detail Summary

Security Address: Lot 14 6-10 St George St GOSFORD NSW 2250

Current Interest Rate at 10 Jul 2020 (calculated (Daily Rests) - Variable)	5.79% p.a.
Loan Approved Amount	\$ 281,200.00
Closing Loan Balance at 30 Jun 2020	\$ 280,577.26
Loan Settlement Month	April 2020
Original Loan Maturity	April 2050
Contract Term Remaining	29 years 10 months
Forecast Term (based on current repayment profile)	29 years 9 months
National Credit Code Regulated	No
Privacy Password Protected	No
Repayments Received during Statement Period	\$ 3,370.80
Minimum Monthly Repayment Amount	\$ 1,663.16
Monthly Repayment Due Date	20th each month

Loan Guarantor Details

MMF Ventures Pty Ltd ATF MMF Bare Trust Apt 1 FL 1 212 Maroubra Rd MAROUBRA NSW 2035
 Ms ML Seignor 15 Albert St BOTANY NSW 2019

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?

You can invest with us too

Judged Australia's Best Credit Fund - Mortgages 11 years in a row by *Money* magazine and currently offering a return of **4.50% p.a.*** for the 12 Month Term Account.

La Trobe Financial Asset Management Limited ACN 007 332 363 Australian Financial Services Licence 222213 Australian Credit Licence 222213 is the issuer and manager of the La Trobe Australian Credit Fund ARSN 088 178 321. It is important for you to consider the PDS for the Credit Fund in deciding whether to invest, or to continue to invest, in the Credit Fund. You can read the PDS on our website, or ask for a copy by phoning us. *Returns on our investments are variable and paid monthly. Past performance is not a reliable indicator of future performance. The rates of return from the Credit Fund are not guaranteed and are determined by the future revenue of the Credit Fund and may be lower than expected. Investors risk losing some or all of their principal investment. An investment in the Credit Fund is not a bank deposit. Withdrawal rights are subject to liquidity and may be delayed or suspended. Visit our website for further information.



La Trobe Financial Services Pty Limited • ACN 006 479 527
 La Trobe Financial Asset Management Limited • ACN 007 332 363 • AFSL 222213
Account Number 40 561 704 8

Page No 2 of 3

Statement Period 01.01.20 to 30.06.20

BPAY® Biller Code 18309 Reference No. 40 561 704 8
 ONLINE STATEMENTS NOW AVAILABLE on our website -
 Login, My Home Loan, New Registration

MMF Property Group Pty Ltd ATF MMF Su
 15 Albert Street
 212 Maroubra Rd
 BOTANY NSW 2019

Semi-Annual Loan Account Statement

DATE	TRANSACTION DETAILS	DEBIT	CREDIT	BALANCE
01. 04. 20	Opening Loan Balance			0. 00
01. 04. 20	Repayment Received Thank You		33. 00	33. 00-
01. 04. 20	Repayment Received Thank You		332. 50	365. 50-
30. 04. 20	Electronic File Fee	130. 00		235. 50-
30. 04. 20	Settlement Disbursement Fee	120. 00		115. 50-
30. 04. 20	Balance Of Upfront Fees	995. 00		879. 50
30. 04. 20	Advances	279, 955. 00		280, 834. 50
30. 04. 20	Valuation/Inspection Fee	332. 50		281, 167. 00
30. 04. 20	Interest (30 days 5.79% p.a.)	44. 48		281, 211. 48
20. 05. 20	La Trobe Financial Quick Pay Repayment		1, 707. 64	279, 503. 84
31. 05. 20	Account Service Fee	15. 00		279, 518. 84
31. 05. 20	Interest (31 days 5.79% p.a.)	1, 375. 85		280, 894. 69
22. 06. 20	La Trobe Financial Quick Pay Repayment		1, 663. 16	279, 231. 53
30. 06. 20	Account Service Fee	15. 00		279, 246. 53
30. 06. 20	Interest (30 days 5.79% p.a.)	1, 330. 73		280, 577. 26
30. 06. 20	Closing Loan Balance			280, 577. 26

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



La Trobe Financial Services Pty Limited • ACN 006 479 527
 La Trobe Financial Asset Management Limited • ACN 007 332 363 • AFSL 222213
Account Number 40 561 704 8

Page No 3 of 3

Statement Period 01.01.20 to 30.06.20

BPAY® Biller Code 18309 Reference No. 40 561 704 8
 ONLINE STATEMENTS NOW AVAILABLE on our website -
 Login, My Home Loan, New Registration

 MMF Property Group Pty Ltd ATF MMF Su
 15 Albert Street
 212 Maroubra Rd
 BOTANY NSW 2019

Security Documents in Custody & Insurance Summary

Registered Mortgages
 AQ72777

Security Property
 Lot 14 6-10 St George St GOSFORD NSW 2250

Title Reference
 14/SP100554

Insurance Records

Property Insurance	Minimum Cover Required \$	Policy No.	Sum Insured \$	Expiry Date
Lot 14 6-10 St George St GOSFORD (Strata or Body)	36, 000, 000	HU0006042785	36, 000, 000	01/01/2030

If your policy has expired we may, in our sole discretion, take out insurance with an insurer to protect La Trobe Financial's interests as mortgagee and charge the insurance premium to your account.

Contents Insurance Nil
 Private Health Cover Nil

Loan Account Information

Interest: rates and methods of calculation

The interest rate used to calculate any interest on this statement and a clear explanation of how it has been calculated are available on request.

Payment assistance: how we can help you

We offer different types of payment assistance, including more frequent repayments which assist with budgeting and arrears repayment arrangements for customers experiencing repayment difficulties. If you experience difficulties in paying promptly, please advise us immediately and help us to help you. Please contact our Asset Management Team on our toll free national service number 1800 620 639.

Renting, vacating property or changing address

If you are renting or vacating the security property for more than one (1) month or changing address, please call our Customer Service Team on 13 80 10 so we can amend our records immediately.

Insurance

La Trobe Financial offers property, contents and landlord insurance for your needs. The advantages of insuring through La Trobe Financial include competitive premiums, ability to settle eligible claims promptly and ability to pay premiums monthly. Once you indicate your requirements, insurance is effective immediately, including twenty million dollars (\$20M) of public liability insurance coverage. Please contact our Insurance Team on 13 80 10 for a competitive quote for your insurance needs.

Renovation refinance and debt consolidation available

We can provide additional funding for renovations or extensions by increasing your existing loan or providing a new loan depending on your own requirements. Should you be considering refinancing your existing loans or any other form of debt consolidation we can assist you with this at competitive rates. Contact our Loan Hotline on 13 80 10 for more information. Our Loan Hotline is open 8.30am – 5.30pm weekdays.

Reduce your loan term and save interest

Did you know that you can save interest and shorten your loan term by making extra payments weekly, fortnightly or monthly? Please contact our Customer Service Team on 13 80 10 for details.


Changes to fees and charges

The fees and charges applicable to your account are payable by you as a borrower. All fees and charges are subject to change and may be varied, or additional new fees may apply, from time to time without your consent. You will be notified of any change to the fees and charges which apply to your loan.

Repayment advice

All loan repayments are due on or before your advised repayment date. To help you pay on time we now offer a variety of repayment options to suit your needs:

Direct Debit	Free
BPAY® – Savings or Cheque Account	\$1.05 per transaction amount, deducted from the repayment
BPAY® – Visa or MasterCard	0.5% of the transaction amount, deducted from the repayment
Cash, Cheque or Bank Transfer	\$2.50 per transaction amount, deducted from the repayment
By telephone – Visa or MasterCard	1.0% of the transaction amount, deducted from the repayment



Billers Code – 18309

Telephone & Internet Banking – BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Your BPAY® reference is noted on the front of this statement. Please contact our Customer Service Team to organise your preferred repayment method.

Email address

If you wish to clarify any matters regarding your statement by email please send your questions direct to:

La Trobe Statement Assistance
Email: customerservices@latrobefinancial.com.au

Please include your full name, address and account number with your correspondence, so that we may respond to you immediately.

Mistakes

No mistake in this statement or in any document rendered by La Trobe Financial shall prevent the recovery of any amount due, or make us liable to any action, liability, claim or demand from such mistake.

Privacy

We comply with the Privacy Act in handling your personal information. A copy of La Trobe Financial's Privacy Policy is available at latrobefinancial.com or upon request.

Complaints

If you have a complaint, we have an internal dispute resolution process that can assist you. Please contact our Customer Resolutions Team, who will guide you through this process on 13 80 10.

More information?

For more information call us on 13 80 10, or visit our website latrobefinancial.com