

Credit Contract Details – Home Loan



National Australia Bank Limited
ABN 12 004 044 937

Borrower: M M Sampson Pty Ltd ACN 106 895 701 as trustee for M Sampson Superannuation Fund

Loan Type: NAB Fixed Rate Interest Only Home Loan

Loan Account Number:

Disclosure Date: 20/09/2011

Loan Term: 20 years 0 months

This is our offer to lend the *amount of credit* to you (as your *home loan*) on the terms set out here and in the Credit Contract General Terms ("*Terms*"). You can accept the offer by signing and returning the 'Bank Copy' of the letter enclosed with this document. This document contains some, but not all of the *terms* of your *home loan* contract and the pre-contractual statement you must be given before the *home loan* contract is made (if you are an individual and you intend to use your *home loan* wholly or predominantly for one of the following purposes: personal, domestic or household purposes; to purchase, renovate or improve a residential investment property or to refinance credit that has been wholly or predominantly provided to purchase, renovate or improve a residential investment property). This document and the *Terms* should be read together. Words printed *like this* and the meanings of "we" and "you" are explained in the *Terms*.

Financial Table:

Amount of Credit	
\$658,000.00, of which \$ 6,921.64 is payable to NAB (in relation to credit fees and charges), and \$651,078.36 payable to you, or as you direct.	
Interest Rate	
Commencing from the <i>settlement date</i> , your <i>loan account</i> has an <i>interest only period</i> of 5 years and 0 months. The fixed rate period being part of your interest only period Commencing from the <i>settlement date</i> , your <i>loan account</i> has a <i>fixed rate period</i> of 3 years and 0 months, being part of your <i>interest only period</i> . Your interest rate for the <i>fixed rate period</i> is NAB's advertised Fixed Rate for Home Loans for that period, last published by us on or before the <i>settlement date</i> , currently 6.54% per annum Variable interest rate during the remainder of the interest only period After the <i>fixed rate period</i> , and for the remainder of the <i>interest only period</i> , your variable interest rate is NAB's advertised Variable Rate for Home Loans, last published by us, currently 7.67% per annum After the interest only period At the end of the <i>interest only period</i> , your variable interest rate is NAB's advertised Variable Rate for Home Loans, last published by us, currently 7.67% per annum	
Total Interest Charges	\$681,703.79

Repayments

Interest only repayments in arrears

You must make 60 consecutive monthly *interest only repayments* in arrears over a period of equivalent length. The amount of each *interest only repayment* for a month is the sum of any unpaid interest charges which have accrued up to and including the day before the last *banking day* of that month.

The first of these repayments is due on the last *banking day* of the month in which the *settlement date* occurs.

However, if this date is the last *banking day* of a month, the first *interest only repayment* is due on the last *banking day* of the next month.

Principal and interest repayments

You must make 180 consecutive monthly *principal and interest repayments* (over a period of an equivalent length) as follows:

- 179 repayments of **\$6,203.92** each, and
- a final repayment of **\$2,561.74**.

The first of these repayments is due one month after the *conversion date*.

If there is no corresponding day to this date in the next month, the *principal and interest repayment* is due on the last day of that next month.

If the repayment is due on a day which is not a *banking day*, you must make the repayment on the next *banking day*.

We may change your *principal and interest repayments*, including by using the *reference rate mechanism*.

Total number of repayments	240
Total amount of repayments	\$1,341,615.79

Fees and Charges

The following fees are *payable on the settlement date* (unless already paid in relation to this, or another, contract):

Fees payable to NAB

Application fee	\$ 600.00
Review and Preparation of SMSF	\$2,350.00

Government fees and charges

Stamp duty <i>Payable to the government revenue office in the state or territory indicated</i>	
• NSW Mortgage	\$2,573.00
• NSW Collateral	\$ 50.00

Land registry fees <i>Payable to the land titles office in the state or territory indicated</i>	
• NSW Title search	\$ 15.64
• NSW Transfer of land	\$1,134.00
• NSW Mortgage	\$ 99.50
• NSW Discharge of pre-existing mortgage	\$ 99.50

Sub total deducted from the <i>amount of credit</i> (to the extent ascertainable)	\$6,921.64
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The following periodical fees are *payable to NAB*:

Service fee <i>Payable on the last banking day of each month, other than the month of the settlement date, while the loan account remains open in accordance with this contract.</i>	\$ 8.00 per month
Sub total (to the extent ascertainable) (being the total of these fees payable during the indicative repayment period)	\$1,912.00

The following fees are, or may become, payable when you request a discharge of mortgage:	
Fees payable to NAB	
Preparation of discharge of mortgage	\$ 350.00
Lodgement fee for stamping – <i>Payable if NAB lodges the discharge of mortgage for stamping at the relevant government office</i>	\$ 0.00
Lodgement fee for registration - <i>Payable if NAB lodges the discharge of mortgage at the relevant titles office</i>	\$ 0.00
Attending discharge settlement fee - <i>Payable if NAB attends a settlement at which NAB hands over the discharge of mortgage</i>	\$ 0.00
Government fees and charges	
Land registry fees - <i>Payable to the land titles office in the state or territory indicated</i> • NSW Discharge of mortgage registration fee	\$ 99.50
Sub total (to the extent ascertainable)	\$ 449.50
Total fees and charges (to the extent ascertainable) are:	\$9,283.14

The following fees are, or may become, payable to NAB during the loan term:	
<i>Economic costs - Payable if and when an economic costs event occurs, except where an eligible prepayment is made</i>	Unascertainable

Changes without your consent	
NAB can change any of the following, without your consent:	
<ul style="list-style-type: none"> the interest rate (including any margin, and the name or description of any indicator rate) except where: <ul style="list-style-type: none"> your interest rate is fixed for a period in which case we will not change that rate during that period; any introductory rate margin that applies to <i>this contract</i> from the <i>settlement date</i>, in which case we will not change that introductory rate margin during the specified introductory rate period; the amount, method of calculation, type and frequency or time for payment of any credit fee or charge (including by introducing new credit fees and charges); the amount, method of calculation, number, frequency or time for payment of any repayments; and the total amount of interest charges or repayments. 	

Other Information	
Nominated account	Account title Nil Branch number 000000 Account number 000000000
Reference rate	Reference rate is 7.67% (see operation of <i>reference rate mechanism</i> in the <i>Terms</i> for more information).
Enforcement Expenses	Enforcement expenses may become <i>payable</i> under <i>this contract</i> or the <i>security</i> (if any) if you are in default.
Security	The following are to be, or have been, taken as <i>security</i> for the repayment of the <i>home loan</i> : Superannuation Financing deed between M M Sampson Pty Ltd ACN 106 895 701 as trustee for M Sampson Superannuation Fund. Guarantee and Indemnity for \$658,000.00 given by Mark William Sampson, Maria Ferminia Sampson and Sampson Finance Pty Ltd ACN 106 895 729 as trustee for The Bare Trust supported by: Registered Mortgage over property situate at 1/14-18 Head Street Forster NSW more particularly described in Certificate of Title Folio Identifier 36/SP76001.
Credit provider	National Australia Bank Limited ABN 12 004 044 937 (NAB)

Signed on behalf of NAB by.....

Name of authorised officer:.....

Date:.....


JASON MARTIN
PARTNER NABHEALTH

21.9.2011