

7 July 2015

Loan ID: 2527941

Dr Anecito Jr Sagrado Mantilla and Mrs Charina Mantilla
17 Valley View Crescent
GLENDALE NSW 2285

c/o Cary Paddick
Cary Paddick Pty Ltd

Fax: (08) 9261 7060

Dear Dr Mantilla and Mrs Mantilla,

RE: APPLICATION FOR FINANCE - FORMAL APPROVAL

Thank you for your loan application with Homeloans Ltd. We are pleased to advise that your loan has been approved as follows:

BORROWER(S): Dr Anecito Jr Sagrado Mantilla, Mrs Charina Mantilla

	LOAN 1	LOAN 2
AMOUNT:	\$260,000.00	\$614,600.00
TERM:	30 Years	30 Years
INDICATIVE RATE:	4.21%	4.46%
LOAN PRODUCT:	Homeloans Optima Construction (Current Variable)	Homeloans Optima Construction (Current Variable)
REPAYMENTS:	\$1,277.86 pm	\$3,099.50 pm

PURPOSE:

Owner Occupied \$939,397.58

SECURITY

Lot 6 Paddock Close ELERMORE VALE NSW 2287

**MORTGAGE
INSURANCE:**

Lender's mortgage insurance may be applicable and you may be required to pay the premium. This insurance protects the Lender against loss in certain circumstances. Lender's mortgage insurance does not protect the borrower(s).

CONDITIONS:

- Construction costs of \$682,943 (in accordance with your building contract) to be retained at settlement.
- Please ensure your general insurance policy notes "Perpetual Limited" as the first interested party. Your policy must be current for a minimum of 3 months from the date of settlement.
- You will be required to provide updated information for re-assessment if your loan settlement does not occur on or prior to 16 September 2015.
- At settlement, the Lender will repay the following debt from your loan account: StGeorge, 112-911-348574400, \$256,455.00 plus any associated fees and charges which may be payable.

Please note: Should this loan not settle within 60 days from the date of this advice, Homeloans Ltd may require updated financial information, including but not limited to pay slips, statements on loans to be refinanced, savings account statements and a signed Assets and Liabilities statement.

A new valuation may be required for the security property(ies) if the existing valuation(s) held for the property(ies) is/are more than 90 days old at the time of settlement. Any new valuation(s) obtained must be satisfactory to us and will be at the cost of the borrower.

SOLICITORS:

When this proposed loan is formally approved, we will instruct our solicitors to prepare the necessary mortgage documentation and forward it to you.

COSTS:

Once you accept this offer, you will be responsible for the payment of the application fee (if not already paid) and any costs that may have been incurred by Homeloans Ltd, or its agents whether or not you proceed with the loan.

Please be aware that this approval is subject to the terms and conditions outlined in the Loan Contract. Homeloans Ltd reserves the right to withdraw from the loan at any time until the loan is settled should any matters become apparent which in the opinion of Homeloans Ltd or its agents makes it undesirable for the lender to proceed to settlement.

If you have any further queries, please do not hesitate to contact your Finance Consultant before signing.

Thank you for choosing Homeloans Ltd.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Hardiman', with a large, sweeping initial 'J'.

James Hardiman
General Manager - Underwriting

All interest rates are indicative and are subject to change
Fees, Terms & Conditions Apply