

PRELIMINARY ASSESSMENT REPORT



DATE OF ASSESSMENT 12/04/2014		
INTRODUCER DETAILS		
Introducer Name: Ju Tae Yang Email: james@abhub.com.au Australian Credit Representative Number: 453004 Australian Credit Licence Number: 383640	Company Name: YANG, JU TAE ACN: 31 140 290 268 Phone: 02 8071 2673 Mobile: 0452 226 590 Fax: .	
No. of Applicants: 2	No. of Guarantors: 0	Referrer Details:

APPLICANT 1 DETAILS		
Name: Anecito Jr Sagrado Mantilla		
Address: 17 Valley View GLENDALE NSW 2285		
At current address since: 01/06/2011	Date of birth: 24/06/1974	
Previous address (if relevant): Unit 4, 90 Teralba Road, ADAMSTOWN NSW 2289		
Commenced at that address: 01/04/2008		
Number of dependents: 2	Ages: 8, 5	
Phone/s: Home:	Work:	Mob: 0439383622
Mail address:17 Valley View GLENDALE NSW 2285		
Email: johnmmd@mantillaph.net		

APPLICANT 2 DETAILS		
Name: Charina Mantilla		
Address: 17 Valley View GLENDALE NSW 2285		
At current address since:	Date of birth: 22/09/1978	
Previous address (if relevant): Unit 4, 90 Teralba Road, ADAMSTOWN NSW 2289		
Commenced at that address:		
Number of dependents: 2	Ages: 8,5	
Phone/s: Home:	Work:	Mob: 0438575330
Mail address:17 Valley View GLENDALE NSW 2285		
Email: charina@mantillaph.net		

FINANCE REQUIREMENTS		
LOAN PURPOSE/S		
Purchase Owner Occupied Dwelling <input type="checkbox"/>	Construct/Renovate Owner Occupied Dwelling <input type="checkbox"/>	Purchase Investment Property <input type="checkbox"/>
Construct/Renovate Investment Property <input type="checkbox"/>	Purchase Vacant Land <input checked="" type="checkbox"/>	Refinance <input type="checkbox"/>
Debt Consolidation <input type="checkbox"/>	Bridging <input type="checkbox"/>	Reverse Mortgage <input type="checkbox"/>

Other Purpose:		
SECURITY OFFERED		
Address 1: Lot 6 Paddock Close, Elernmore Vale NSW 2287	Security Value: \$290,000.00	
Notes:		
Loan Amount/s Sought: \$261,000.00		
Amount of Lenders Mortgage Insurance being capitalised to the loan: \$0.00		
Loan To Valuation Ratio (LVR): 90.00 Total Loan Amount/s: \$261,000.00		
LOAN REQUIREMENTS		
Line Of Credit <input type="checkbox"/>	Offset <input checked="" type="checkbox"/>	Redraw <input checked="" type="checkbox"/>
Extra Repayments <input checked="" type="checkbox"/>	Capitalise Interest <input type="checkbox"/>	Salary Credit <input type="checkbox"/>
Interest Only <input type="checkbox"/>	Interest In Advance <input type="checkbox"/>	Weekly Repayments <input type="checkbox"/>
Fortnightly Repayments <input type="checkbox"/>	Rate Lock (Fixed Rate Loans) <input type="checkbox"/>	
Other:		
Preferred loan term (years): 0		
Preferred loan repayment/s (per month): \$ 0		

CUSTOMER CONTRIBUTION	
Gift/s	\$0.00
FHOG	\$0.00
Cash Deposit	\$80,000.00
Equity From Property	\$0.00
Total	\$80,000

INCOME
APPLICANT 1 : EMPLOYMENT INCOME \$264,000.00 (gross yearly) From:
APPLICANT 2 : EMPLOYMENT INCOME \$19,240.00 (gross yearly) Target From:

ASSETS		
Asset Type	Description	Value
MotorVehicle	Audi Q7	\$90,000.00
MotorVehicle	BMW X3	\$54,000.00
RealEstate	17 Valley View GLENDALE NSW 2285	\$390,000.00

EXPENSES				
Continuing liabilities	Description	Amount owed \$	Credit limit \$	Monthly repayment \$
HirePurchase		\$90,600.00	\$90,600.00	\$1,603.00

CreditCard		\$0.00	\$15,000.00	\$0.00
HirePurchase		\$54,970.00	\$54,970.00	\$1,323.00
CreditCard		\$6,600.00	\$14,500.00	\$100.00

FORSEEABLE CHANGES	
Is the applicant aware of any foreseeable changes to their financial circumstances that may impact their capacity to satisfactorily meet their loan repayments?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, the nature of the change/s is:	
<input type="checkbox"/> Temporary decrease in income	
<input type="checkbox"/> Permanent decrease in income	
<input type="checkbox"/> Significant increase in expenditure	
Proposed mitigant:	
<input type="checkbox"/> Securing additional income	
<input type="checkbox"/> Available cash resources (savings, superannuation)	
<input type="checkbox"/> Sale of assets other than owner-occupied property	
<input type="checkbox"/> Expenditure reduction	

APPLICANT'S LIVING EXPENSES	
Total Basic Expenses (monthly): \$ 4051	Total Discretionary Expenses (monthly): \$ 4000
Comments:	



LOAN PRODUCT SELECTION		
Subject to formal assessment and confirmation of relevant details, on assessment of the information provided by the applicant/s, it appears that the applicant/s satisfies the lending criteria of the following lender/s:		
Lender 1: CBA	Lender 2: St. George	Lender 3:
CHOSEN LENDER: St. George		
CHOSEN PRODUCT: Basic Home Loan		
Reason/s lender/s product/s chosen:		
<input checked="" type="checkbox"/> Competitive interest rate		
<input type="checkbox"/> Fee structure		
<input type="checkbox"/> Branch network available		
<input type="checkbox"/> General banking facilities		
<input type="checkbox"/> Customer lending preference		
<input checked="" type="checkbox"/> Lender service levels		
<input type="checkbox"/> Overall cost savings		
<input type="checkbox"/> Repayment methods available		

Other:		
REFINANCE / SWITCHING APPLICATIONS		
Loan Cost Comparison completed?		
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Reason/s for refinancing:		
<input type="checkbox"/> Cost reduction	<input type="checkbox"/> Convenience/flexibility	<input type="checkbox"/> Consolidate debt
<input type="checkbox"/> Service	<input type="checkbox"/> Specific features or products	<input type="checkbox"/> Other:

ASSESSMENT VERIFICATION		
Steps Taken to Verify Financial Situation		
PAYG Slips <input type="checkbox"/>	BAS Statements <input type="checkbox"/>	Tax Returns <input type="checkbox"/>
Loan Statements <input type="checkbox"/>	Income Tax Returns <input type="checkbox"/>	Profit & Loss <input type="checkbox"/>
Other Financial Verification:		
Will the applicant/s be able to service the repayments for the proposed loan/s?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has the Credit Quote & Credit Proposal been provided to the applicant?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Could the loan have been serviced from the applicant(s) income?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If No, provide justification for proceeding with applicant:		
Did the stated financial position appear reasonable for someone of the age of the applicant(s) with that income and employment at the time of assessment?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If No, why not? (eg. divorce):		
Was there any evidence that the applicant(s) had experienced hardship in meeting past repayments at the time of assessment?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please provide details as to why things are not different:		
If the applicant was aged 50 or more and the loan was for a term that exceeded their expected retirement age of 65 how was it intended that the loan was to be repaid without hardship?		

CONFLICTS OF INTEREST
Was a conflict of interest identified at the time of assessment?
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

This assessment is valid for up to ninety days from the date noted on page 1.

APPLICANT SIGNATURES	
This assessment is not an approval and the credit provider must consider your application.	
Applicant 1 / Guarantor Name: Anecito Jr Sagrado Mantilla	Signature:  Date 12 / 04 / 2014
Applicant 2 / Guarantor Name: Charina Mantilla	Signature:  Date 12 / 04 / 2014

Document Verification Checklist

<p>INCOME</p> <p>PAYG income (including overtime) o Latest pay advice confirming at least 3 months YTD income. Pay advice must show employer name and ABN and the employee name.</p> <p style="text-align: center;">OR</p> <p>o Where YTD income is not shown, 2 most recent pay advices. These must show employer name and ABN and the employee name.</p> <p style="text-align: center;">OR</p> <p>o Financial institution account statements that evidence regular salary credits, with the employer name identifiable from the transaction entries.</p> <p style="text-align: center;">OR</p> <p>o Letter of Employment from the employer. Must be dated within the last month, be on company letterhead showing address, ABN/ACN and a contact name and number.</p> <p>Bonus and Commission income o If applicable, the YTD income may be annualised to determine the income for servicing either from the payslips, statements, PAYG Payment Summary or Letter of Employment.</p> <p>Self-Employed - Sole Trader or Partnership o Most recent year personal Tax Returns and Tax Assessment Notices.</p> <p>Self-Employed - Company/Trust o Most recent year personal Tax Returns and Tax Assessment Notices.</p> <p style="text-align: center;">AND</p> <p>o Most recent year company Financial Statements and Tax Returns.</p> <p>Rent Received - Existing Properties o Current Lease Agreement</p> <p style="text-align: center;">OR</p> <p>o Current Rental Statement</p> <p style="text-align: center;">OR</p> <p>o Transaction statements showing the rent credited.</p> <p>Rent Received - New Property o Real Estate Agent letter</p> <p style="text-align: center;">OR</p> <p>o Valuation Report showing the expected rental income.</p> <p>Low Doc application income o ABN registration evidence.</p> <p style="text-align: center;">AND</p> <p>o GST registration if stated income exceeds the GST threshold (currently \$75,000 and above).</p> <p style="text-align: center;">AND</p> <p>o Business Activity Statement (BAS) for the most recent completed quarter.</p> <p style="text-align: center;">OR</p> <p>o Transaction statements for at least the last 3 months evidencing the applicant's stated income.</p> <p style="text-align: center;">OR</p> <p>o Accountant's written verification of the applicant's stated income.</p>	<p>Centrelink/Other Government income o Current statements showing entitlements, income or benefit.</p> <p style="text-align: center;">OR</p> <p>o Transaction statements for at least the last 3 months evidencing the income.</p> <p>Maintenance/Child Support income o Transaction statements for at least the last 3 months evidencing the income.</p> <p>Dividends/Interest/Other income o Current statements or relevant documents evidencing the income.</p> <p>COMMITMENTS</p> <p>Credit facilities not being refinanced (mortgage and non-mortgage) o Most recent statements or Internet printouts showing limits, instalments paid and outstanding balance where applicable.</p> <p style="text-align: center;">OR</p> <p>o If statements or printouts not available, original loan contract and transaction statement/s showing the regular payment being made.</p> <p style="text-align: center;">OR</p> <p>o Transaction account statements showing the transfer of regular and consistent repayment amounts.</p> <p>Credit facilities being refinanced (mortgage) o Statements for at least the last 6 months showing the limits, instalments paid and the outstanding balance.</p> <p>Credit facilities being refinanced (non-mortgage) o Statements for at least the last 3 months showing the limits, instalments paid and the outstanding balance.</p> <p>Rent paid (only if continuing) o Current Tenancy Agreement.</p> <p style="text-align: center;">OR</p> <p>o Letter from managing agent or landlord.</p> <p style="text-align: center;">OR</p> <p>o Transaction statements for at least the last 3 months showing rent debited.</p> <p>Other Commitments/Liabilities (including maintenance/child support) o Current statement, Court Order etc. showing the payment made.</p> <p style="text-align: center;">OR</p> <p>o Transaction statements for at least the last 3 months showing the payment made.</p> <p>Identification Requirements o Copy of Drivers Licence</p> <p style="text-align: center;">OR</p> <p>o Copy of Passport</p> <p style="text-align: center;">AND</p> <p>o Copy of Medicare card</p>
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