

Platinum Mortgage Securities

Application for Finance

LOAN AMOUNT:	\$ _____
LOAN TERM:	Months: _____

Section A – LOAN PURPOSE

Business refinance	Working Capital	Property Acquisition	Development &/or Construction	Other
-----------------------	--------------------	-------------------------	----------------------------------	-------

Description:

Additional information that should be provided in support of this application is described in Annexure C

Section B - BORROWER ENTITY

Borrower Name			
Legal Entity	<input type="checkbox"/> Company <input type="checkbox"/> Trustee <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor		
Australian Business Number		Australian Company Number	
Address (not PO Box)	<hr/> State: <input style="width: 80px;" type="text"/> Postcode: <input style="width: 80px;" type="text"/>		
	<hr/> Specify postal address (if different from above) State: <input style="width: 80px;" type="text"/> Postcode: <input style="width: 80px;" type="text"/>		
Is the borrower acting as a trustee of a trust in this application?		<input style="border: 1px solid black; padding: 2px 10px;" type="text" value="Yes / No"/>	
If yes, provide the name of the trust:			
<p>List the name/s of each individual representing the borrower in this application and state their capacity selected from the list below:</p> <p>[Director / Director and Secretary / Secretary / Trustee / Partner / Sole proprietor]</p>			
Name:	<input style="width: 300px;" type="text"/>	Capacity:	<input style="width: 150px;" type="text"/>
Name:	<input style="width: 300px;" type="text"/>	Capacity:	<input style="width: 150px;" type="text"/>
Name:	<input style="width: 300px;" type="text"/>	Capacity:	<input style="width: 150px;" type="text"/>
Name:	<input style="width: 300px;" type="text"/>	Capacity:	<input style="width: 150px;" type="text"/>
Borrower Name:	<input style="width: 300px;" type="text"/>	Contact no:	<input style="width: 150px;" type="text"/>
Email:	<input style="width: 300px;" type="text"/>		
Accountant Name:	<input style="width: 300px;" type="text"/>	Contact no:	<input style="width: 150px;" type="text"/>
Email:	<input style="width: 300px;" type="text"/>		

Section C – PERSONAL DETAILS – GUARANTORS & OTHERS

All Guarantors - Directors, Trustees, Partners, Sole Proprietors to complete. Please use additional copies of this page if required

Capacity:		Capacity:	
Given Name(s) and Surname:		Given Name(s) and Surname:	
Driver's Lic No: DOB: / /		Driver's Lic No: DOB: / /	
Home Address: Time at address: <input type="text"/>		Home Address: Time at address: <input type="text"/>	
State: <input type="text"/> Postcode <input type="text"/>		State: <input type="text"/> Postcode: <input type="text"/>	
Email address:		Email address:	
Phone number:	Mobile number:	Phone number:	Mobile number:
Ordinarily resident in Australia:	Yes / No	Ordinarily resident in Australia:	Yes / No
Occupation:		Occupation:	
Self-employed:	Yes / No	Self-employed:	Yes / No
Current employer:		Current employer:	
Gross income (annual):		Gross income (annual):	

Section D – CORPORATE GUARANTOR DETAILS

Company Name:		Company Name:	
ACN:		ACN:	
Is the company acting as a Trustee? Yes / No If yes please provide the name of the Trust:		Is the company acting as a Trustee? Yes / No If yes please provide the name of the Trust:	
_____		_____	

Section E – FINANCIAL POSITION

Please complete a separate statement of financial position for each personal guarantor/individual listed in Section C. If preferred, attach separate dated and signed statements in your own format.

ASSETS		LIABILITIES	
Home at:	\$	Home loan with:	\$
Other properties:		Loans with other lenders:	
1.	\$	1	\$
2.	\$	2.	\$
3.	\$	3.	\$
Other Assets:	\$	Other Liabilities:	\$
	\$		\$
	\$	Contingent liabilities/guarantees	\$
TOTAL ASSETS	\$	TOTAL LIABILITIES	\$

I/We acknowledge that Platinum will rely on the above information in its assessment and I/We confirm it is accurate, true and correct at the time of application.

Guarantor/Borrower name:

Signature:

Date:

Section F – LOAN EXIT STRATEGY

Outline below the steps to be taken and sources of funds to be utilised to pay back the Platinum loan facility. Please attach any evidence you have to support your exit strategies.

Most Likely Exit Trade out Refinance Sale of property Other

Description:

Alternative Exit Trade out Refinance Sale of property Other

Description:

Section G – SECURITY DETAILS

Provide details of all properties offered as mortgage security for the loan application. Please use additional copies of this page if required.
Please note for a successful application to proceed, new valuations will be required – refer Annexure A

Security property 1			Mortgage offered	1st / 2nd
Residential	Commercial	Development land		
Other:				
Property street address: _____				
			State: <input type="text"/>	Post code: <input type="text"/>
Current Mortgages				
1st Mortgage – Lender _____		Loan Limit \$ _____	Loan Balance \$ _____	
2nd Mortgage – Lender _____		Loan Limit \$ _____	Loan Balance \$ _____	
Other loans/facilities secured by this property eg overdraft: Description _____ \$ _____				
Attach Title Search or provide title details:		Volume no:	Folio No:	
Registered proprietor/s:			Estimated market value:	
			Date of valuation:	
Contact name for valuer access: _____			Contact number: _____	

Security property 2			Mortgage offered	1st / 2nd
Residential	Commercial	Development land		
Other:				
Property street address: _____				
			State: <input type="text"/>	Post code: <input type="text"/>
Current Mortgages				
1st Mortgage – Lender _____		Loan Limit \$ _____	Loan Balance \$ _____	
2nd Mortgage – Lender _____		Loan Limit \$ _____	Loan Balance \$ _____	
Other loans/facilities secured by this property eg overdraft: Description _____ \$ _____				
Attach Title Search or provide title details:		Volume no:	Folio No:	
Registered proprietor/s:			Estimated market value:	
			Date of valuation:	
Contact name for valuer access: _____			Contact number: _____	

Section H - PRIVACY CONSENT FORM

1. Collection of your personal information - Platinum Mortgage Securities Pty Limited ('Platinum') may collect, maintain, use, and disclose personal and credit information about you in order to provide you with our products and services. Collection of some of this information is also required by the *Anti-Money Laundering and Counter-Terrorism Financing Act 2006* (Cth). If you provide incomplete or incorrect information we will not be able to provide you with the product or services that you are applying for.

2. Collection of personal information about third parties - We may need to collect personal and credit information about a third party from you as part of this application. If we do this, you agree that you will advise that person that we have collected their information, and that they can contact us if they would like to access or correct the information we hold about them.

3. Disclosure of personal information to overseas organisations - Some of the organisations we disclose your personal and credit information to may be located overseas. Where an organisation is located overseas we will take reasonable steps to ensure that it complies with Australian privacy laws.

4. Collection, use and disclosure of your credit-related personal information - By signing this application you agree that we can do all of the following:

a. Commercial credit-related personal information - Collect and use consumer and commercial credit information to assess an application for commercial credit.

b. Exchange of information between credit providers - Collect from, and use or provide to another credit provider (including a credit provider who has lent money on the same security) to assess your credit worthiness, credit standing, credit history or credit capacity.

c. Exchange of information to perform our business functions - We may exchange personal information with the following entities: any joint account holders; any intermediaries (eg any introducer, finance broker, mortgage manager, financial adviser, accountant, or lawyer); a court/tribunal; our insurer; any statutory bodies or any person required by law to do so; our associates, related entities, or contractors (eg our lawyer, auditor, IT, and printing company); and any organisation considering acquiring an interest in our business.

d. Customer identification - We may disclose personal information about you to an organisation providing verification of your identity, including on-line verification of your identity.

e. Provide credit information to credit reporting bodies ('CRB') - We may exchange your personal and credit information with Veda Advantage Ltd (www.mycreditfile.com.au) or another CRB. This information may include (where applicable): identification information; consumer credit liability information; repayment history information; a statement that an information request has been made in relation to you by us, or a trade insurer; the type of consumer credit or commercial credit, and the amount of credit, sought in an application: that has been made by you to us, and in connection with which we have made an information request in relation to you; default information; payment information; new arrangement information; court proceedings information; personal insolvency information; publicly available information; and our opinion that you have committed, in circumstances specified by us, a serious credit infringement in relation to consumer credit provided by us to you.

The CRB may include the information given by us in reports that is provided to other credit providers to assist them to assess your credit worthiness. The CRB has a policy for managing your credit information that you may access by contacting them.

a. f. Provide information to investors for funding - The Platinum Mortgage Fund, an unregistered managed investment scheme, raises money from investors in our fund, whereby, specific investors are matched with a loan. We may disclose personal and financial information about you to those investors.

6. Privacy Policy (access to and correction of your personal information) - You may gain access to and seek correction of your personal information by contacting us on 1300 135 965. A copy of our privacy Policy can be obtained from our website: www.platinumsecurities.com.au. Please contact us if you require a copy of this in hard copy. You should read our Privacy Policy as it contains important information about how you may access or seek correction of your personal information and credit information, how you can complain about a breach of the Privacy laws by us, and if we will disclose personal information to overseas entities, and where practicable, which countries those recipients are located in.

Section I - Declaration and signature by Borrower/s and Guarantor/s

This Section is to be completed and signed by each person identified in Sections B and C. Please use additional copies of this page if required

Disclosure

- | | | |
|---|-----|----|
| • Have you ever been declared bankrupt or insolvent, or has your estate been assigned for the benefit of creditors? | Yes | No |
| • Have you ever been a shareholder or officer of any company to which a manager, receiver, and/or liquidator has been appointed? | Yes | No |
| • Is there any unsatisfied judgement entered in any court against you or any company of which you are or were a shareholder or officer? | Yes | No |
| • Has any application in respect of this loan ever been submitted by you or any other person to any other lender? | Yes | No |
| • Have you ever been in breach of a finance agreement? | Yes | No |
| • Have you ever been a party to a Part IX or Part X arrangement or is there an unsatisfied statutory demand in bankruptcy outstanding? | Yes | No |
| • Do you have you any contingent or other liabilities not declared in this application? | Yes | No |

If the answer to any of the above questions is yes, please provide a description here:

Declaration

By my/our signature/s below I/We declare that:

1. I/We do not have any legal proceedings pending against me/us and I/We have never been bankrupt, save as disclosed in this application
2. I/We have read and understood the Privacy Consent contained in this application and I/We authorise Platinum/the Lender to collect, maintain, use and disclose my/our personal and credit information
3. I/We have read and understood the particulars in this form and the information provided by me/us is true and correct
4. I/We are not aware of any circumstances likely to have a significant impact in the foreseeable future on my/our ability to make loan repayments as and when they fall due
5. If credit is provided to me/us by Platinum (the credit provider), it will be applied wholly or predominantly for business purposes and /or investment purposes other than investment in residential property.

Borrower signature:

Signatory name:

Capacity:

(as director/ secretary under section 127 of the Corporations Act, where applicable)

Date:

Borrower signature:

Signatory name:

Capacity:

(as director/ secretary under section 127 of the Corporations Act, where applicable)

Date:

Guarantor 1 Name:

Guarantor 1 signature:

Date:

Guarantor 2 Name:

Guarantor 2 signature:

Date:

Annexure A – VALUATION PAYMENT

Platinum will order valuation reports of the security properties once agreement with the applicant to do so has been reached. The applicant acknowledges liability to Platinum for the costs of any valuation reports actually incurred by Platinum, even if this loan application is not successful or does not proceed for any reason. Payment for valuations will be made either by deduction at loan settlement or Platinum may require that costs for valuations be paid up front.

Annexure B - FINANCE BROKER PARTICULARS

Kindly tick if not currently accredited with Platinum to initiate accreditation process

FINANCE BROKER NAME: _____

CONTACT NUMBER/ EMAIL: _____

BROKER FEE (incl GST) – to be paid from loan proceeds at settlement:

\$ _____ or _____ %

This application was completed by –

Myself as the broker	<input type="checkbox"/>
The applicant/borrower	<input type="checkbox"/>
Platinum representative	<input type="checkbox"/>

I confirm I have been mandated/appointed by the applicant and can provide a copy of this if required

BROKER SIGNATURE

DATE

Annexure C – Supporting documentation required

- ❑ Completed and signed Platinum Mortgage Securities “Application for Finance” - including the Financial Position of the Guarantors and the Privacy Act Consent

In respect of the Loan Purpose (if/as applicable)

If to purchase a property:

- ❑ Purchase contract of the property being purchased – fully executed
- ❑ Lease schedule and rent statements for the last 6 months

If to refinance current facilities:

- ❑ Loan statements for each loan to be refinanced for the past 6 months

If for construction / to develop land:

- ❑ Project summary
- ❑ Plans / working drawings
- ❑ Development budget and feasibility
- ❑ Development Approval
- ❑ Signed building contract
- ❑ Building licence
- ❑ Builders licence
- ❑ Performance bond
- ❑ Consultants list including contacts, company, address, phone, email
- ❑ Consultants professional indemnity insurance certificates
- ❑ Copy of pre-sale contracts and evidence of deposits paid
- ❑ Fees schedule for the development, inclusive of council contribution fees, contingency, professional fees, stamp duty legal fees and marketing
- ❑ Environmental / traffic / acoustic / other reports

In respect of each Borrower (if/as applicable):

- ❑ Financial Statements and tax returns of the business for the last two years
- ❑ Cashflow projections for the next 12 to 24 months
- ❑ Current ATO running balance statement of each Borrower
- ❑ 100 Point identification documentation (see Annexure D)
- ❑ Trust Deed/s (signed and stamped)
- ❑ Loan Statement for each loan being refinanced

In respect of each Guarantor (if/as applicable):

- ❑ If a corporate guarantor –
 - ❑ Financial Statements and tax returns of each guarantor for the last two years
 - ❑ Current ATO running balance statement of each guarantor
 - ❑ Trust Deed (signed and stamped)
- ❑ If an individual guarantor –
 - ❑ 100 point identity documentation (see Annexure D)
 - ❑ Tax returns for the last two years
 - ❑ Current ATO running balance statement of each guarantor

In respect of the loan exit strategy in section D:

- ❑ Documents supporting the repayment / exit of Platinum eg copy of sale contract, refinance loan approval

In respect of each security property in section E:

- ❑ Loan statements from all mortgagees for the past 6 months
- ❑ If loan statements do not reflect the approved credit facility, attach current mortgage loan offer letters or loan agreements
- ❑ Documents supporting valuation of security property, such as Rates Notice, previous valuations, purchase or sale contracts

Annexure D - IDENTIFICATION CHECK – 100 points of ID for an individual – including for Directors, Trustees, Sole Traders, Partnerships

Please provide copies of one Primary Photographic Documents (List A) OR one document from the Primary Non-Photographic list (List B) AND Secondary Identification list (List C) for EACH individual.

A – Photographic identification

- ❑ Current photographic Australian driver's licence;
- ❑ Current Australian passport;
- ❑ Current State of Territory photo ID card;
- ❑ Current foreign passport; or
- ❑ Current foreign driver's licence with photograph and date of birth.

B – Non Photographic Identification

- ❑ Birth certificate or birth extract issued by a State or Territory;
- ❑ Commonwealth citizenship certificate
- ❑ Centrelink Pension card;
- ❑ Health Care card issue by Centrelink; or
- ❑ Foreign citizenship certificate or birth certificate.

C – Secondary Identification

- ❑ Commonwealth, State and Territory financial benefits notice (less than 12 months old);
- ❑ Local government or utilities provider bill (less than 3 months old) recording provision of services to the person at the address;
- ❑ Notice issued with the last 3 months by school principle for a person under 18, recording period of time person attended school and person's residential address; or
- ❑ ATO Tax notice (less than 12 months old).