

**IMPORTANT CONSUMER NOTICE – PLEASE READ**

A ‘mortgage’ is financing secured against your property. ‘Secured’ means that if you do not maintain the payments, the financier can sell your property to get its money back. Remember: You may lose your property if you do not maintain your payments on your mortgage. We recommend you obtain independent legal and financial advice regarding this document.

**FINANCE APPLICATION DETAILS**

Borrower name/s \_\_\_\_\_

Loan amount \$ \_\_\_\_\_ Loan term \_\_\_\_\_ years

Payment type

Principal & Interest     Interest Only     Interest only reverting to Principal & Interest

**APPLICANT DECLARATIONS**

In addition to the information provided by me/us in my/our Application for Mortgage Finance, I/we declare, and represent to you that:

1. My/Our current taxable income per annum is (exclude any rental income) \$ \_\_\_\_\_

**PLUS** existing rental income per annum \$ \_\_\_\_\_

**TOTAL** \$ \_\_\_\_\_ ; and

- a. I/We am/are aware of our financial obligations under our proposed financing with you; and
  - b. I/We have fully disclosed to you all details of my/our income and expenditure; and
  - c. I/We am/are aware payments may increase if the periodic charge rate increases; and
  - d. I/We am/are not a pensioner/pensioners or in receipt of any government pension or benefit.
2. I/We know my/our income and expenditure and based on that knowledge and my/our understanding of my/our current financial position, I/we declare to you that I/we am/are able to make all the required monthly payments and maintain the financing in accordance with its terms and can do so without substantial hardship, also taking into account possible increases in my/our payments due to periodic charge rate increases.
3. I/We am/are not aware of any factors, for example, a possible claim made against me/us involving payment of an amount of money, ill health or disability, or any other factor which may result in a decrease in income or an increase in expenditure, which may affect my/our ability to make the payments or which may cause substantial hardship to me/us to make payments.
4. I/We acknowledge that you recommend that I/we obtain independent legal and financial advice in regard to this financing to understand fully the consequences of this transaction. I/We declare that neither La Trobe Financial Services Group nor any of its related entities, agents or authorised representatives, have provided me/us with any legal or financial advice. I/We have not and will not be borrowing additional funds to complete the transaction not disclosed to you.
5. I/We know of no reason why I/we may not be able to remain in my/our current employment position/s in the long term and I/we do not intend to take any significant unpaid leave of absence from my/our employment in the foreseeable future.
6. I/We acknowledge that you are relying on these declarations in considering my/our financing application, and if approved, providing me/us with finance under any resulting financing facility.

*Continued following page. >*

**SIGNATURES OF ALL APPLICANTS**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

## APPLICANT DECLARATIONS

< From previous page.

7. I/We advise that I/we am/are a registered tax payer with the Australian Taxation Office ('ATO') and that my/our taxation return lodgment with the ATO is current. I/We also advise that my/our Australian Business Number/s ('ABN') is/are:

\_\_\_\_\_ in the name of \_\_\_\_\_  
 \_\_\_\_\_ in the name of \_\_\_\_\_

8. I/We declare that I/we am/are an Australian Citizen or a permanent Australian resident, and hold or will hold the appropriate Foreign Investment Review Board approval (if required) to purchase the property to be secured by this proposed loan advance.
9. I/We acknowledge that the credit contract and mortgage to secure this loan advance is a binding and legally enforceable contract with you. I/We am/are aware that other loan products exist in the marketplace that offer different features including lower interest rates and hereby confirm that I/we have chosen not to use those loan products.

## CONSUMER WARNINGS

- If the loan sought is predominately for personal, domestic, household use or residential investment (i.e. not predominately for business or investment purposes) then under the *National Consumer Credit Protection Act 2009* La Trobe Financial has an obligation, amongst others, to make reasonable enquiry of you at the time of the proposed credit contract to ascertain whether you could not pay the loan in accordance with its terms or not without substantial hardship and that the loan meets your objectives and requirements. Your declarations herein will be evidence of La Trobe Financial's enquiry of you.
- You are applying for finance and La Trobe Financial is relying on the declarations that you have made above to assist in making its credit decision. Please make sure that the declarations are correct. Obtaining finance by deception, fraud or dishonesty (which includes knowingly making false statements as to income) are crimes and offenders may be prosecuted.
- A default of repayment obligations under this proposed credit contract may result in legal action for recovery of the amount owed, which may result in the loss of your property (the security property) and impact your credit history affecting your ability to borrow in the future. You must carefully consider the proposed commitment, together with your other financial obligations (including living expenses) before committing to the loan.
- Your loan will be secured by a 'mortgage' against your property. 'Secured' means that if you do not maintain your repayments, the lender can sell your property to get its money back. Remember: You may lose your property if you do not maintain your repayments on your mortgage.
- We recommend that you obtain independent legal and financial advice regarding this document and the proposed credit contract.
- Do not sign this document if there is anything you do not understand.

## SIGNATURES OF ALL APPLICANTS

I/We have read and understand the matters outlined in this two page document.

Signature _____	Signature _____	Signature _____
Name _____	Name _____	Name _____
Date _____	Date _____	Date _____