

# Loan Recommendation

\*fill up the grey areas

Applicant/s name  No of Dependents

Income			
PAYG annual salary	Full time PAYG		
Casual income	98,123.00	98,123.00	

Credit Check			
Credit Score	986		
Worst RHI status	-		

Expenses	estimate per month	CBA	Ubank	ING	Macquarie	Ubank
Living Expense	2,218					
Rent expense	2,383					

Funds to complete	Bank	BSB	Account number	Balance	As of	Comments	Ownership
Savings	Unverified			163,000.00			
				163,000.00			

Liabilities	Lender	To be closed?	Account number	Balance	Limit	Repayment/mo	Rate	Ownership
CC	Fake Bank		xxxx2345	800.00		5,000.00		
				800.00		5,000.00		

Security Property Address	Loan type	Valuation	Loan Amount	Funds to Complete	Base Loan to Value Ratio (LVR)
Pre-approval	Owner occupied Purchase	550,000	440,000	110,000	80.00%

Lender Options					
Owner occupied	CBA	Ubank	ING	Macquarie	Ubank

Loan Term	30 years	30 years	30 years	30 years	30 years
Product Name / Type	MAV Fixed 4 years (95%) + Variable (5%)	100% Variable Neat Home Loan	Mortgage Simplifier 100% Variable	Offset Home Loan 100% variable	Fixed 2 year (65%) + Variable (35%) Own Home Loan
Estimated time to approval	2 business days	2 business days	2 business days	1 business days	2 business days

RATE - Principal and Interest					
Variable rate	4.75%	4.39%	4.34%	4.34%	4.44%
Fixed rate	5.49%	-	-	-	5.34%
Effective Interest rate	5.45%	4.39%	4.34%	4.34%	5.03%

MONTHLY REPAYMENT - Principal and Interest					
Variable repayment	115	2,201	2,188	2,188	775
Fixed repayment	2,371	-	-	-	1,595
On-going fees per annum	395	-	-	248	250
Total Monthly Repayment - Principal And Interest	2,518	2,201	2,188	2,208	2,391

PRICE / SECURITY VALUE	550,000	550,000	550,000	550,000	550,000
------------------------	---------	---------	---------	---------	---------

SPLIT LOAN AMOUNT					
Variable amount	22,000	440,000	440,000	440,000	154,000
Fixed amount	418,000	-	-	-	286,000

LOAN DETAILS					
Base loan	440,000	440,000	440,000	440,000	440,000
Loan Mortgage Insurance (LMI) - estimate	-	-	-	-	-
<b>Total loan</b>	<b>440,000</b>	<b>440,000</b>	<b>440,000</b>	<b>440,000</b>	<b>440,000</b>
Base Loan to Value Ratio (LVR)	80.00%	80.00%	80.00%	80.00%	80.00%
Total Loan to Value Ratio (LVR)	80.00%	80.00%	80.00%	80.00%	80.00%

FUNDS REQUIRED					
Purchase price	550,000	550,000	550,000	550,000	550,000
Stamp duty	10,600	10,600	10,600	10,600	10,600
Mortgage registration fee	209	209	209	209	209
Transfer fee	1,660	1,660	1,660	1,660	1,660
Bank fee	200	250	299	363	250
Legal / Other fees	1,500	1,500	1,500	1,500	1,500
<b>Total funds required</b>	<b>564,169</b>	<b>564,219</b>	<b>564,268</b>	<b>564,332</b>	<b>564,219</b>

FUNDS AVAILABLE					
Savings	163,000	163,000	163,000	163,000	163,000
New loan	440,000	440,000	440,000	440,000	440,000
Cashback	-	3,000	-	-	3,000
<b>Total funds available</b>	<b>603,000</b>	<b>603,000</b>	<b>603,000</b>	<b>603,000</b>	<b>603,000</b>
<b>Surplus (Shortfall)</b>	<b>\$ 38,831</b>	<b>\$ 38,781</b>	<b>\$ 38,732</b>	<b>\$ 38,668</b>	<b>\$ 38,781</b>

PERKS					
Offset account on variable portion	Yes	No	No	Yes	Yes
Redraw	Yes	Yes	Yes	Yes	Yes
Purchase cashback	\$ -	\$ 3,000	\$ -	\$ -	\$ 3,000

ADDITIONAL NOTES					
	Variable rate estimated only.	Includes \$3,000 cashback offer.		Pre-approvals not available.	Includes \$3,000 cashback offer.

COMMISSIONS					
Upfront	0.7150%	0.6930%	0.7975%	0.7150%	0.6930%
Trail	0.1650%	0.1650%	0.1650%	0.1650%	0.1650%