

Lender Registration Form Fact Sheet

Benefits of being a Private Lender to clients of Equity Lenders

- Great returns from short-term loans and/or long-term loans
- 1st only or 1st & 2nd mortgages secured against Australian property
- Lender of record can be Omicron Mortgages*, your personal name, company name or SMSF name
- Receive monthly interest repayments or prepaid interest – you decide
- You approve how, when, where and to whom your funds are loaned to
- All mortgages are originated (and serviced if required by lender) by Equity Lenders from settlement to discharge
- All functions including indicative quotes, offer letters, valuations, due-diligence, loan agreements, settlements and day-to-day administration can be attended to by Equity Lenders

Typical loan structure for registered mortgages (1st RM)

- Security types include residential property, vacant land, commercial property, retail property
- Locations include metro Australia, major regionals, major coastal
- Loan amounts to borrower: minimum \$50,000 to no limit maximum
- Loan to value: residential up-to 70%, vacant land up-to 70%, commercial and retail up-to 60%
- Repayment of loans by borrower: interest only
- Loan term for borrower: minimum 3 months up-to 36 months
- Interest rate to borrower: from 6.95% pa + mortgage servicing fee ranging from 0.11% to 0.22% per month
- Application fee payable by borrower: 1.1% inc GST of the gross loan amount – minimum \$3,300
- Establishment fee if applicable and payable by borrower: 1.1% inc GST of the gross loan amount
- Security assessment fee payable by borrower: from \$440 inc GST subject to location, property type and valuer used
- Legal fee payable by borrower: from \$2,310 inc GST + disbursements

Typical loan structure for registered second mortgages (2nd RM)

- Security types include residential property, vacant land, commercial property, retail property
- Locations include metro Australia, major regionals, major coastal
- Loan amounts to borrower: minimum \$50,000 to no limit maximum
- Loan to value: residential up-to 70%, vacant land up-to 70%, commercial and retail up-to 60%
- Repayment of loans by borrower: interest only
- Loan term for borrower: minimum 3 months up-to 36 months
- Interest rate to borrower: from 14.95% pa + mortgage management fee ranging from 0.11% to 0.22% per month
- Application fee payable by borrower: 1.1% inc GST of the gross loan amount – minimum \$3,300
- Establishment fee if applicable and payable by borrower: 1.1% inc GST of the gross loan amount
- Security assessment fee payable by borrower: from \$440 inc GST subject to location, property type and valuer used
- Legal fee payable by borrower: from \$2,750 inc GST + disbursements

Equity Lenders origination and mortgage servicing administration fee schedule

- Mortgage origination: 100% of the application fee, 100% of the establishment fee
- Borrower servicing administration fee: 0.11%, 0.165% or 0.22% of the principal amount per month for term of loan (either incorporated into interest rate to borrower or payable full/part at settlement and balance discharge of loan)
- Arrears management: difference between lower and higher interest rate per month for the period loan is in arrears payable by borrower
- Loan documentation payable by borrower \$220 inc GST to instruct solicitors and attend to settlement of the loan
- Discharge of loan(s) payable by borrower: \$330 inc GST to instruct solicitors and attend to discharge of the loan

Effective 29th April 2020

Key Features of loans you fund	
Loan term - minimum	3-months
Loan term - maximum	Up-to 36-months
Minimum amount	\$50,000
Maximum amount	No limit
Interest distribution	At or immediately after settlement of borrower's loan, month-by-month or upon discharge of loan
Entry & Exit fees	Nil
Security offered to lenders (you)	Registered 1st & 2 nd ranking mortgage(s) + registered caveat(s) on Australian property + PPSR
Acceptable borrower(s)	Company Pty Ltd, Corporate Trustee of family trust, SMSF
Interest rate (to you) for loans secured by 1 st RM	6.95% as at date of fact sheet
Interest rate (to you) for loans secured by 2 nd RM	14.95% as at date of fact sheet
Maximum loan to value ratios (LVR)	Residential 70%, commercial 60%, retail 60%, construction 70% & vacant land 70%
Borrower loan repayments	If monthly by direct credit to your nominated account
NCCP loans (code)	No – non-code loans only i.e no humans, only ACN's
62-day loans (non-code only)	Will be considered on a case-by-case basis
Legal firm – Bransgroves Lawyers Sydney	Preparation of loan agreement, attending to settlement and discharge, arrears recovery action
QS (Quantity Surveyor) firm	Washington Brown or Napier & Blakely
Valuation firm (Australia-wide)	Panel valuers for Equity Lenders
Application fee payable by borrower to Equity Lenders to originate the loan	1.1% incl GST of the gross loan amount or \$3,300 – whichever is the greater
Establishment fee payable by borrower to Equity Lenders to originate the loan – if applicable	1.1% incl GST of the gross loan amount or \$3,300 – whichever is the greater
Construction inspection fee(s) payable by borrower to Equity Lenders during progress	Determined at time of loan application and payable by owner
Construction legal fee payable by borrower	Determined by Panel Legal Firm
Construction application fee payable by borrower to Equity Lenders to originate the loan	From 2.2% incl GST of the gross loan amount
Age(s) of borrowers	Not to exceed 70

Mortgage Lender Details - You

First Names		Surname	
Company/Trust/SMSF		Email	
Mobile		Street No. & Name	
Suburb		City & P/C	
Mortgagee Name(s)		Other	
Account Name		BSB No:	Acct No:

Mortgage Lender Matrix




1st Mortgage Loan	Yes	1 st & 2nd Mortgages	Yes
Construction Loan 1st	If available	Construction Loan 2nd	Upon application
Lender Fee Required	None	Lender Fee Amt \$	None
Capital Cities	Yes	Regional/Country Locations	Upon application
Minimum Loan Amt \$	50,000	Maximum Loan Amt \$	No limit
Maximum LVR %	70	Financials Required	No
Minimum Loan Term	3 months	Maximum Loan Term	Up-to 36 months
Credit Report – Personal	Yes	Credit Report - Company	Yes
Application Package	Yes	PPSR	Yes
Interest Payments in Advance	Upon application	Interest Payments m-by-m	Yes & part prepaid
Valuation Desktop	Yes	Valuation Full	Yes
Legal Costs Payable by Borrowers	Yes	Title Copy Required	No
NCCP Loans	No	Caveat Loans (Registered)	Yes
Loan Repayments to Lender	Yes	Late Repayments - Days	3-5
Recovery Action - Days	5	Default Interest Rate %	As per loan agreement

*Omicron Mortgages Pty Ltd is a bare trustee company provided by Bransgroves Lawyers at no charge to their lender clients.

Special Requirements if any by you

--

Signatures

Lender # 1			Date
Lender # 2			Date
Originator Equity Lenders			Date