

15 June 2023

Dear Co-lender,

I would like to introduce you to the following loan proposal.

Security Offered

1st ranking mortgage over *** Street, *** NSW *** being the Lot *** in DP ***. 1st ranking fixed and floating charge over the borrower and guarantor's personal property.

Valuation (if applicable)

I attach a:

1. Valuation report conducted in-house by our own licenced valuer.
2. Core Logic Property Report dated *** commissioned by our office.

Total Principal

\$***

Your contribution

\$***

Interest

The Borrower will pay interest, monthly in advance, at the rate of:

	Borrower pays	Servicing Fee	You earn
Standard Rate	00.0% p/a	0.0% pm	00% p/a
Default Rate	00.0% p/a	0.0% pm	00% p/a

Loan Term

*** Months, with a minimum loan term of *** months. If the loan is repaid prior to the minimum loan term interest still needs to be paid upon discharge as if the loan had persisted for the minimum loan term.

Borrower

*** Pty Ltd ACN: ***

Guarantor and Sole Director of * Pty Ltd**

Mr ***

*** Street, *** NSW ***

Date of Birth: ***

Scenario & Exit Strategy

The Borrower purchased the property earlier this year for \$***, there is currently a first mortgage of \$***. The loan constitutes an equity release from the unencumbered property of \$***. The borrower proposes to use this money as a deposit/s on future property purchases.

Background of Borrower and Guarantor

I attach to this email:

1. *** Pty Ltd Assets and Liabilities: Confirming a net asset position of \$***
2. Mr *** Assets and Liabilities: Confirming a net asset position of \$***
3. CV: Mr ***
4. CV: *** Pty Ltd

Google Due Diligence

I have searched the borrower, the guarantor, the directors and shareholder so the borrower and came up with the following webpages that are consistent with the scenario.

The Trustee

*** Pty Ltd will act as Bare Trustee (the lender of record whose name that will appear on title).

Solicitor for the Syndicate

Bransgroves Lawyers will act for the lender, preparing security documents and acting on settlement for the mortgage on your behalf. Bransgroves will remain the solicitor for the syndicate until the loan is discharged and your monies are returned.

The Mortgage Manger

Equity Capital Management Trust will act as servicer (collecting and distributing the interest if applicable) and will charge a servicing fee of 0.0% to be deducted from the interest paid (or accrue if unpaid).

Commercial decisions concerning the loan

The members of the syndicate will make any commercial decisions concerning the loan and maintain complete control. This control will be exercised in accordance with the loan syndication deed prepared by Bransgroves Lawyers. Under the terms of the loan syndication deed a proposal for a vote can be put forward by each investor, or by Bransgroves Lawyers or by the Administrative Agent. The Administrative Agent will tally the votes and Bransgroves Lawyers will act as scrutineer. The weight of each vote will be proportionate to each investor's contribution size. If the loan does not go into default there will be no commercial decisions to be made.

Due Diligence

I do not warrant the reliability of the valuation or property report which I have or will convey to you in relation to this loan. Valuations are notorious for often being seriously flawed. Any valuation should be regarded as a starting point only for your own due diligence. You need to satisfy yourself as to the value of the security offered. My role is to bring you strong sounding loan prospects/clients but it is your role to perform appropriate due-diligence on the value of the security and the exit strategy of the Borrower. I am ready, willing and able to transmit requisitions to the Borrower for further information and transmit responses back in absolute good faith but I disclaim liability for the veracity of the responses provided by the Borrower or its agents.

Our office will co-ordinate with our in-house valuer to determine if a property visit is required. Talking with the local real estate agents is also invaluable should it be required.

Please let me know whether you want to proceed at your earliest convenience.

Kind regards,
