(Broker's Email)

Dear [Investor],

As discussed on the telephone 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
I attach a:

1. valuation dated *** by *** valuers addressed to Westpac Bank.
2. Core Logic Property Report dated *** commissioned by myself.

Principal
$***

Interest
The Borrower will pay interest on the principal of $***, monthly in advance, at the rate of:
- Standard Rate 12.5% per annum.
- Default Rate 15% per annum

Loan Term
*** Months, with a minimum loan term of *** months.

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. The loan will be repaid at the end of the term from either refinancing or the sale of the properties.

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).

Your Solicitor
Bransgroves Lawyers will act for the lender, preparing security documents and acting on settlement for the mortgage on your behalf.

The Mortgage Manger
There will be no Mortgage Manager, instead interest will be paid directly to your nominated bank account by the borrower. There will be no servicing fee.

Administrative Agent
I will act as your Administrative Agent liaising between you and the borrower's broker or borrower and performing any other needed administrative work. The Administrative Agent will have no discretion or power to make any commercial decisions in relation to the loan. All commercial decisions will be made by you.

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 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.

I strongly recommend you visit the property and the comparables cited by the valuer. Talking with the local real estate agents is also invaluable.

Please let me know whether you want to proceed (subject to inspecting the property yourself etc) at your earliest convenience.

Kind regards,
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