

Preliminary Credit Assessment Report

The information relates specifically to the product / loan displayed throughout the following pages.

Your Mortgage Broker is:

Broker	Jong (John) Yoo		
Authorised Credit Representative name and Credit Representative number	Not Applicable		
Organisation	John Yoo Finance Services		
Address	24 Lansdowne Street Eastwood, NSW, 2122	Phone:	0288192357
		Fax:	0298010999
Email Address	jkyoo12@gmail.com	Mobile:	0424-842-733
Australian Credit Licence (ACL) name and Australian Credit Licence number	Jong Kun Yoo (ACL# 382936)		
Australian Company Number of ACL holder	Not Applicable		

Customer(s) ("you/your"):

Charina Mantilla, Anecito Jr Sagrado Mantilla			
Primary Contact Details:	17 Valley View Cres Glendale, NSW, 2285	Home:	
		Work:	0249904834
Email Address	johnmmd@mantillaph.net	Mobile:	0439-383-622

Date of Assessment

This assessment is based on the information provided by the client, and it has been assessed that the loan is / was not unsuitable for you.

Approximate date the assessment was made	11/4/2013
Period covered by assessment	90 days from the date the assessment was made.

Income and Expenses – Product specific calculations

In deciding to assist you to obtain this loan, we took into account the following information provided by you, and utilised some calculations supplied by the Financial Institution for the product(s) identified in this document.

Note: Other Financial Institutions may apply different assessment criteria in determining loan serviceability, and these factors will affect your capacity to borrow.

The financial information in this document has been verified using the following evidence supplied by you.

- PAYG slips
- Tax returns / ATO Tax Assessments
- Deposits / Savings Account Statements
- Accountants Declaration
- Loan statements
- Other (specify)

Financial Institutions may conduct further checks that can affect the outcome of this assessment.

Applicants Monthly Income

Income:	Anecito Jr Sagrado Mantilla	Charina Mantilla
Salary - Gross	\$12,140.50	\$5,148.25
Overtime - Gross	\$0.00	\$0.00
Rental Income - Existing	\$0.00	\$0.00
Rental Income - New	\$0.00	\$0.00
Other Investment	\$0.00	\$0.00
Salary - Net	\$0.00	\$0.00
Overtime - Net	\$0.00	\$0.00
Family Allowance	\$0.00	\$0.00
Pension & Social Security	\$0.00	\$0.00
Self Emp - Amortisation	\$0.00	\$0.00
Self Emp - Depreciation	\$787.08	\$0.00
Self Emp - Interest-HP-Lease	\$904.00	\$0.00
Self Emp - Profit	\$0.00	\$0.00
Self Emp - Superannuation	\$0.00	\$0.00
Total Monthly Gross Income	\$13,831.58	\$5,148.25

Applicant Monthly Expense information

Expense:	Anecito Jr Sagrado Mantilla	Charina Mantilla
Credit Card Repayment*	\$750.00	\$0.00
Other Loan Payments	\$0.00	\$0.00
Mortgage Repayment	\$2,030.00	\$0.00
Car Loan	\$1,323.00	\$0.00
Rental Expense	\$0.00	\$0.00
Child Maintenance Paid	\$0.00	\$0.00
Other Payments	\$0.00	\$0.00
Total Monthly Financial Commitments	\$4,103.00	\$0.00

* The credit card monthly payment is calculated at a rate of 5% of the credit card limit. Different lenders apply different rates to the credit card repayments and this may affect the monthly credit card repayment. If the actual monthly credit card repayments are more than the amount displayed, this will also impact on the capacity to afford this loan.

Financial Position

Net Income calculated by the lender	\$14,264.17
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	Applicant Declared	Lender Calculated
Commitments	\$4,103.00	\$3,728.00
Living Expenses	\$3,500.00 ^[1]	3500
Uncommitted Monthly Income	\$6,661.17	\$7,036.17 ^[2]

[1] Where Applicant declared living expenses have not been entered in FLEX, the estimated living expenses will default to the value determined by the lender. Please note that some lenders require living expenses to be assessed in conjunction with the applicants.

[2] The Lender uncommitted Monthly Income is generally calculated by subtracting the total fixed expenses and the calculated living expenses from the monthly net income amount. For some scenarios, the amount displayed above will vary from the calculated parameters due to the lending policy applied by the lender.

Significant Changes in the Future

You have declared that there are no foreseeable changes that will affect your capacity to meet the mortgage repayments.

Loan and Product Information

Purpose of the loan and Objective of the borrower

to assist with the purchase of the vacant of land

The following products were used to make the assessment:

Lender	Product Name	Proposed Loan Amount	Variable Rate	Intro/Fixed Rate	Assessment Rate	Repayment Type	Actual Repayment (monthly)	Assessment Repayment (monthly)	Term
Homeside Lending	Homeplus Home Loan <\$250k (75%-90%LVR)	\$232,000.00	5.74%	0.00%	7.40%	Principal & Interest	\$1,352.42	\$1,606.32	30

Lenders use an assessment rate to predict the capacity to repay a loan should interest rates rise. This assessment rate may add up to 2% on top of the stated interest rate for the product selected. This rate will impact on your repayments and your capacity to meet the lenders approval process / policy.

Property / Security information

Address	Usage	Purpose	Value	First Priority	Conveyancing Fee	Title Transfer Stamp Duty	Transfer Fee
Lot 6 Paddock Close, Elernmore Vale, NSW, 2287	Purchase	Owner Occupied	\$290,000.00	\$0.00	\$1,500.00	\$8,640.00	\$204.00

Funding Position

Funds Required		Funds Available			
Property Purchase Amt	\$290,000.00	Cash Deposit	\$70,000.00	LVR	80.00%
Total Fees	\$11,246.00	FHB Grant	\$0.00		
Refinance Amount	\$0.00	Proposed Loan Amt	\$232,000.00		
Refinance Exit Cost	\$0.00				
Total Funds Required	\$301,246.00	Total Funds Available	\$302,000.00	Surplus	\$754.00

Borrower(s)' assets/liabilities - Use this information to assess the borrowers' overall financial situation and financial sophistication and to assist in reviewing the borrowers' requirements and objectives.

Assets

Item - Asset	Description	Value	Ownership
Real Estate	Present home	\$650,000.00	Anecito Jr Sagrado Mantilla - 50.00%, Charina Mantilla - 50.00%
Savings Account	063791 10891093 at CBA	\$20,000.00	Anecito Jr Sagrado Mantilla - 50.00%, Charina Mantilla - 50.00%
Savings Account	062806 10341557 at CBA	\$12,000.00	Anecito Jr Sagrado Mantilla - 100.00%
Other	available of redrawing from the CBA Variable rate home loan 545900703	\$38,000.00	Anecito Jr Sagrado Mantilla - 50.00%, Charina Mantilla - 50.00%
Motor Vehicle		\$70,000.00	Anecito Jr Sagrado Mantilla - 50.00%, Charina Mantilla - 50.00%

Liabilities

Item - Liability	Amount / Balance	Limit (if applicable)	Associated Asset (type)	Description	Ownership
Credit Card - CBA	\$2,000.00	\$15,000.00			Anecito Jr Sagrado Mantilla - 100.00%
Mortgage Loan - CBA	\$121,706.00	\$160,000.00			Anecito Jr Sagrado Mantilla - 100.00%
Mortgage Loan - CBA	\$160,000.00	\$160,000.00			Anecito Jr Sagrado Mantilla - 100.00%
Other Loan - BMW Finance	\$70,000.00	\$70,000.00			Anecito Jr Sagrado Mantilla - 100.00%

Customer Disclosure

Are you comfortable with your ability to make repayments under the proposed loan without difficulty (based on the uncommitted monthly income relative to the repayments listed)?

Yes / No (please tick one)

Confirmation of recorded information

I confirm that the information contained in this document is a reliable reflection of my financial position and that there is nothing else to declare that may reasonably be expected to have a bearing on my application for credit. I understand that any omission of relevant information may create problems in the future.

Broker Signature _____ Date _____
Broker Name: Jong (John) Yoo

Client Signature _____ Date _____
Client Name: Anecito Jr Sagrado Mantilla

Client Signature _____ Date _____
Client Name: Charina Mantilla