MORTGAGE LOAN SUITABILITY ASSESSMENT

BCU Bank

BCU Bank *is a division of Police & Nurses Limited ABN 69 087 651 876 AFSL 240701 Australian Credit Licence 240701*
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LOAN DETAILS

Aggregator ______________________ Broker name ______________________

Applicant/s name/s ______________________

Total Loan amount (inclusive of all charges/LMI) $ ______________________ Date of meeting ______________________

Requested loan term (years/months) ______________________

(Date of meeting/discussion with applicants/s to determine suitability, application must be lodged within 45 days of this date)

BROKER DECLARATION

I have taken into consideration BCU procedure and the Lending Policy Guide, and hereby confirm the following:

1. All applicable requirements have been satisfied and the requisite supporting documentation is enclosed. I verify that I have copies of all supporting documentation on file including all statements, savings, income and employment.
2. Reasonable inquiries have been made to the applicant/s to ensure the product/s meets their requirements and objectives.
3. The applicant/s requirements and objectives are consistent with those I have identified in the preliminary assessment:
   - I have informed BCU of any additional requirements and objectives that I have identified or been informed of.
4. Details of any conflicts of interest relating to this application have been provided.
5. An up to date and complete income and expenses assessment conducted in the preliminary stage has been provided to BCU.
6. I have discussed the impact of a fixed loan product versus a variable loan product with the applicant/s.
7. Where an application has the purpose of refinancing or consolidation of debts I have considered the costs, risks and benefits for the applicant/s. This includes:
   - evaluation whether the applicant/s can afford to change their loan and make payments without substantial hardship
   - evaluation whether any change to the applicant/s loan will result in improved cash flow and administrative convenience
   - any fees payable (for both loan closure and proposed new loan establishment)
   - providing a comparison of the interest rates for the old and proposed new loan, and
   - providing a comparison of the loan terms and repayment amount.
8. Where an application is supported by additional security offered by limited guarantee, I confirm that the guarantor/s were interviewed independently, and not in the presence of the borrower/s.
9. I have discussed with the applicant/s if they are aware of any situation relating to their current employment and income that may adversely affect their ability to meet their future financial obligation (foreseeable changes):
   - if they respond yes, please provide details below:
     i. what situation will affect their ability to meet their future financial obligation?

        ____

     ii. when is this likely to occur, and for how long?

        ____

     iii. what does the applicant/s plan to do in order to manage the situation to continue to meet their future financial obligation?

        ____

10. I have discussed with the applicant/s their intended retirement age and impact of the loan should the retirement age occur prior to the loan maturing.
     i. please indicate applicant's intended retirement age

        ____

     ii. if the loan term extends past the members intended retirement age or 70 years of age, please provide a strategy to continue to pay or repay the debt
        (supporting documents may be required, please complete amortization calculation on servicing calculator if intended strategy is to downsize or use superannuation)

        ____

X

Broker's signature

Date ______________________