

Property Variation

Please scan and email the completed form to securities@pepper.com.au

All requests for loan variations will be considered on a case-by-case basis with approval restricted to requests where the inherent risk exposure is being materially decreased.

ACCEPTABLE PROPERTY VARIATIONS

- Swap one security property with another – Complete Sections 1, 2 & 8
- Release one of your security properties – Complete Sections 1, 3 & 8
- Consent to a Plan of Consolidation – Complete Sections 1, 4 & 8
- Consent to a Plan of Easement/Right of Way – Complete Sections 1, 4 & 8
- Consent to a Plan of Sub-division or Strata Plan – Complete Section 1, 4 & 8
- Consent to a Lease – Complete Sections 1, 5 & 8
- Consent to a Second Mortgage/Subsequent Dealing – Complete Sections 1, 6 & 8
- Other Variations – Complete Sections 1, 7 & 8

SECTION 1 - LOAN DETAILS AND PERSONAL DETAILS

| | |
|-------------|----------------------|
| Borrower/s | <input type="text"/> |
| | <input type="text"/> |
| | <input type="text"/> |
| | <input type="text"/> |
| Loan Number | <input type="text"/> |

SECURITY PROPERTY DETAILS

Please tell us the address of the security of property or properties affected by this change.

| | |
|---|-------------------------|
| | <input type="text"/> |
| | <input type="text"/> |
| | <input type="text"/> |
| | <input type="text"/> |
| If sold, please provide details of the sale price | \$ <input type="text"/> |

SOLICITOR/AGENT DETAILS

| | | | | | |
|--------------------------|---|---|----------------------|----------|----------------------|
| Proposed settlement date | <input type="text" value=""/> / <input type="text" value=""/> / <input type="text" value=""/> | (Please allow 20 business days for settlement due to production of title) | | | |
| Company Name | <input type="text"/> | | | | |
| Street Address | <input type="text"/> | | | | |
| Suburb | <input type="text"/> | State | <input type="text"/> | Postcode | <input type="text"/> |
| Contact Name | <input type="text"/> | | | | |
| Phone | <input type="text"/> | Email | <input type="text"/> | | |

ADDRESS DETAILS

My current postal address is

Street Address

Suburb

State

Postcode

My postal address after settlement will be (if different from the above)

Street Address

Suburb

State

Postcode

Important: We may need to contact you to discuss your request or seek additional information, to assist please provide a telephone contact number and/or email address.

Contact Name

Phone

Email

ADDITIONAL INFORMATION TO ASSIST YOU TO COMPLETE THIS FORM*

REPLACEMENT PROPERTY INSURANCE:

All security properties held must have buildings/improvements covered by replacement property insurance. Please ensure you include a copy of your current Certificate of Insurance or Currency. A renewal notice plus evidence of payment will also suffice.

Where your property is part of a strata development you will not be required to provide insurance evidence.

- All borrowers/mortgagors and guarantors must sign this form;
- Ensure all supporting documentation is attached to this form.

SECTION 2 - SUBSTITUTION OF SECURITY

Please complete this section if you would like to swap one security property for another.

The details of the new security property are:

Street Address

Suburb

State

Postcode

Purchase price or estimated value:

\$

A valuation is required on your new security. Please provide contact details of the person who can provide our valuer access to the property.

Contact Name

Phone

Copy of Contract of Sale or Property Rates Notice is attached.

It is expected you are selling your existing property and upgrading your security property. Securities being substituted must be similar in construction and style and must be of comparable or better quality than the security being released.

SECTION 3 - PARTIAL RELEASE OF SECURITY (DUE TO SALE OF PROPERTY OR REFINANCE)

Please complete this section if you would like to release one or more security property/s while other properties will remain as security for your loan. The details of the security property/s I/we would like to release are:

RELEASE PROPERTY 1

| | | | | | |
|--|----|-------|--|----------|--|
| Street Address | | | | | |
| Suburb | | State | | Postcode | |
| Full net Sale Proceeds or Refinance funds to be received at settlement | \$ | | | | |

(Funds to be collected at settlement are to be placed in permanent debt reduction and not available for redraw)

RELEASE PROPERTY 2

| | | | | | |
|--|----|-------|--|----------|--|
| Street Address | | | | | |
| Suburb | | State | | Postcode | |
| Full net Sale Proceeds or Refinance funds to be received at settlement | \$ | | | | |

(Funds to be collected at settlement are to be placed in permanent debt reduction and not available for redraw)

Additional Information: Full net sale proceeds generally represent 95% of the sale price of the property. Our policy is to receive full net sale proceeds of the sale however where you are requesting to retain some of the sale proceeds for another purpose please provide details:

| | | | |
|-----------------|----|---------|--|
| Funds required: | \$ | Reason: | |
| Funds required: | \$ | Reason: | |

Where the property is being released due to refinance it is expected the Loan to Valuation ratio will remain stable or improve. The details of the security property/s that will remain are:

REMAINING PROPERTY 1

| | | | | | |
|--------------------------|----|--|--|----------|--|
| Street Address | | | | | |
| Suburb | | State | | Postcode | |
| Estimated property value | \$ | <input type="checkbox"/> Evidence of replacement property insurance attached | | | |

REMAINING PROPERTY 2

| | | | | | |
|--------------------------|----|--|--|----------|--|
| Street Address | | | | | |
| Suburb | | State | | Postcode | |
| Estimated property value | \$ | <input type="checkbox"/> Evidence of replacement property insurance attached | | | |

If more properties are affected, please list the details on a separate piece of paper.

All remaining properties must be acceptable to Pepper Money Limited
If you are refinancing a portion of your loan please provide details of your new lender.

| | | | | |
|--------------|--|-------|--|--|
| Company | | | | |
| Contact Name | | | | |
| Phone | | Email | | |

It will be necessary for all remaining properties to be revalued. On receipt of that valuation, all previous valuation details held by us will be superseded.

SECTION 4 - CONSENT TO A PLAN OF CONSOLIDATION OF TITLE/PLAN OF EASEMENT OR RIGHT OF WAY/REGISTRATION OF A PLAN OF SUB-DIVISION OR STRATA PLAN

Please complete this section if you would like to consolidate your titles, register a boundary re-alignment or sub-divide/strata your property.

STEP 1:

You will need to provide original plans and evidence of council approval together with any instructions to be registered in accordance with the plans. Please mail these to – PO Box 244, Parramatta CBD NSW 2124

STEP 2:

Let us know what your intention is after the property changes have been registered by ticking box A, B, C or D below and completing any details required.

A: Retain the whole of the property or properties as security for my loan

B: Release part of the subdivided property or properties – due to sale

Please describe below which part of the property you would like to release and include the reference to that part of the property from the sub division plans.

If you are selling a portion of the security we would generally expect full net sale proceeds to be collected at settlement and placed in permanent debt reduction. These funds will not be available for redraw.

C: Refinance the property (please provide details of your new lender.)

If you are refinancing a portion of your loan please provide details of your new lender.

Company

Contact Name

Phone

Email

Where the property is being released due to refinance it is expected the Loan to Valuation ratio will remain stable or improve.

D: Discharge my/our loan in full.

I understand that I will need to complete a Full Discharge Authority. (Please ask the Customer Service Team for a copy of this form.)

Unless you are fully discharging the loan it will be necessary for your property to be re valued to ascertain any changes to the property value after the changes have been registered. On receipt of that valuation, all previous valuation details held by us will be superseded.

Important: It will be necessary for evidence of replacement property insurance be provided for all properties you are retaining.

Evidence of replacement property insurance. Copy attached.

SECTION 5 - CONSENT TO A LEASE

Please provide the following if you wish us to consider a request to consent to a lease.

- A certified copy of the lease document. Copy attached.
- Evidence of replacement property insurance. Copy attached.

SECTION 6 - CONSENT TO A SECOND MORTGAGE/SUBSEQUENT DEALING

Please provide the following if you wish us to consider a request to consent to a Second Mortgage/Subsequent Dealing.

- Letter from proposed subsequent mortgagee. Copy attached.
- Evidence of replacement property insurance. Copy attached.

SECTION 7 - OTHER (MAKE ANY OTHER CHANGES TO YOUR SECURITY PROPERTY)

Please complete this section if you would like to make changes that will affect the security property.

SECTION 8 - ALL BORROWERS AND GUARANTORS TO SIGN

(If you are signing for a company, please specify if you are a director or secretary)

Please note there are a number of variations that incur a consent and variation fee (\$250). These include but are not limited to: Consent to subdivision or second mortgage; change of name on title or borrower removal; substitution of security or partial discharge*; boundary realignment or removal of easement. Our solicitor's fee will be invoiced to you directly and payment will be collected at settlement, together with any of the additional fees and charges outlined below:

- Valuation fees;
- Registration fees (including PEXA and Land Titles Office);
- Government charges (where applicable); and
- Lenders Mortgage Insurance ('LMI') fees or premium (where applicable).

*Partial discharge requests will incur a flat fee of **\$500 inclusive of our solicitor's fee**, when submitted as a standalone variation. All other additional fees and charges will continue to apply (does not apply to partial discharge requests submitted in conjunction with any other variation).

I acknowledge that the change I have requested to my loan may require the production of title and may incur the above charges.

These charges will be collected at settlement or, if I do not proceed with the changes, I authorise you to debit my loan account for any charges that may be due. I understand that I am responsible for any additional statutory fees, charges, LMI premium and LMI fees payable as a result of the re-documentation of my loan agreement and any transfer of security.

All borrowers and guarantors must sign the request form. An adult not associated with this loan should witness all signatures.

1) BORROWER/GUARANTOR

| | |
|------------|----------------------------------|
| Print name | <input type="text"/> |
| Signature | <input type="text"/> |
| Date | <input type="text" value="/ /"/> |

2) BORROWER/GUARANTOR

| | |
|------------|----------------------------------|
| Print name | <input type="text"/> |
| Signature | <input type="text"/> |
| Date | <input type="text" value="/ /"/> |

WITNESS OF BORROWERS/GUARANTORS

| | |
|------------|----------------------------------|
| Print name | <input type="text"/> |
| Signature | <input type="text"/> |
| Date | <input type="text" value="/ /"/> |

WITNESS OF BORROWERS/GUARANTORS

| | |
|------------|----------------------------------|
| Print name | <input type="text"/> |
| Signature | <input type="text"/> |
| Date | <input type="text" value="/ /"/> |

3) BORROWER/GUARANTOR

| | |
|------------|----------------------------------|
| Print name | <input type="text"/> |
| Signature | <input type="text"/> |
| Date | <input type="text" value="/ /"/> |

4) BORROWER/GUARANTOR

| | |
|------------|----------------------------------|
| Print name | <input type="text"/> |
| Signature | <input type="text"/> |
| Date | <input type="text" value="/ /"/> |

WITNESS OF BORROWERS/GUARANTORS

| | |
|------------|----------------------------------|
| Print name | <input type="text"/> |
| Signature | <input type="text"/> |
| Date | <input type="text" value="/ /"/> |

WITNESS OF BORROWERS/GUARANTORS

| | |
|------------|----------------------------------|
| Print name | <input type="text"/> |
| Signature | <input type="text"/> |
| Date | <input type="text" value="/ /"/> |