

## Who We Are?

Equitimax is a team of Professionals with over 25 years of Lending and Financial experience within the residential, commercial and corporate areas. We are a member of the Mortgage & Finance Association of Australia (MFAA) which is the peak industry body which promotes and maintains the highest standards of professional and ethical behaviour.

Our team helps you to work out how much you can borrow, find the most suitable loan and submit your application offering you expert advice and support right through to the settlement of your loan and beyond.

Equitimax represents over 30 lenders, including all the major Australian financial institutions.

*Our aim is to take the stress out of the lending process.*

## Why Use a Broker?

A Mortgage Broker will represent you and present your mortgage application to the lender that is willing to give you the best rate and mortgage terms.

Some of the many benefits include:-

- a) Ongoing relationship
- b) We do the legwork for you
- c) Access to a wider range of loans
- d) Flexibility
- e) No cost to clients

## The Loan Process

The Lending process will vary greatly from Lender to Lender. Equitimax will follow up the Lender so the process is as quick as possible.

Below is a guide on how the process works from the first contact with a Broker through to Settlement.

<b>FIRST CONTACT</b>	<b>1<sup>st</sup> Meeting</b>	To identify your borrowing needs and provide you with a range of lending solutions.
<b>LOAN SUBMISSION</b>	<b>1-7 Days</b>	The day we submit the loan application to a Lender.
<b>APPROVAL IN PRINCIPLE</b>	<b>0-7 Days</b>	The loan is usually approved <b>subject to</b> a valuation or in some cases, the provision of some additional information.
<b>VALUATION</b>	<b>0-7 Days</b>	If required by the Lender, an external valuer will value the property.
<b>UNCONDITIONAL APPROVAL</b>	<b>2-7 Days</b>	If you are refinancing your loan from another Lender, we recommend you advise them in writing at this point.
<b>DOCUMENTATION</b>	<b>1-7 Days</b>	Loan Documents are mailed to you, your solicitor or Equitimax (as per your instructions).
<b>SETTLEMENT</b>	<b>3-10 Days</b>	Once the documents are signed and returned, the Lenders will book in settlement.
<b>POST SETTLEMENT</b>	<b>1-7 Days</b>	We will send you a letter with a summary of your loan details, such as the loan type and the first repayment amount, date and contact details of your Lender.

# EQUITIMAX

Mortgage, Leasing & Finance Solutions

## What Lenders do we use?



... and others

## Application Checklist

When you apply for a home loan, the Lender will need certain information and documents from you. This allows the Lender to assess your borrowing capacity and makes the approval process faster and easier. Below is a guide of what most lenders require

<b>Personal Income</b>	
Last 3 payslips	Personal Tax Return
	Personal ATO Assessment
<b>Rental Income</b>	
Copy of Lease – 1 <sup>st</sup> Page and Annex	Letter from real estate agent – market assessment
Real Estate Statement	
<b>Commitments</b>	
Credit/Store Card statements	Personal Loan Statements
Home Loan Statements	Lease Statements or statement confirming amount
<b>Asset Confirmation</b>	
Bank Statement (deposit amount)	Share Certificate
Council Rate Notice	Portfolio / Managed Funds Statement
<b>Identification (Bank FTRA 100pts)</b>	
Current Australian Drivers Licence (40pts)	Passport (70pts)
Birth Certificate (70pts)	Utility Statements (25pts)
Medicare Card (25pts)	Citizenship Certificate