

Home loans

Wherever you're at in life, we can help you find a home loan to suit you. We can help with...*

- **Buying your first home**
- **Topping up your loan** to help you with major purchases such as home renovations, a new car or a holiday
- **Keeping your home loan** when you move, making the transition a whole lot easier
- **Switching your current loan** with competitive interest rates
- **Buying an investment or rental property** with help on how to make the most of your equity.

Knowing your buying power

First up, consider how much you can afford to borrow. Your borrowing power depends on your income, your expenses and the value of the property you want to buy.

Use our home loan calculator at www.publictrust.co.nz to work out what you can afford to borrow.

Choosing a Public Trust home loan

We offer...

- competitive interest rates
- no up-front establishment or application fees on standard residential loans
- pre-approval so you know how much buying power you have**
- the ability to borrow up to 80% of the home's value
- the ability (within limits) to make lump-sum repayments without penalty.

Tailoring your loan

Once you have an idea of how much you can borrow, take a look at the types of loans available. You can choose either a table or interest only structure, with the option to add a revolving credit facility if you'd like.

Table (principal and interest)

This is the most common type of loan as it can give you more certainty over what you pay. Your regular payments remain the same and only change as the interest rate changes. Most of your early payments go towards interest and most of your later payments go to pay off the principal.

Interest only

An interest only loan is useful if you'd like to keep your repayments as low as possible over the short term, for example while building a new home or buying a rental property. You don't repay the money you've borrowed until an agreed time – before then you only pay the interest. At the end of the loan term you must repay the loan or apply for a new one.

Revolving credit

A revolving credit facility gives you the ability to repay and redraw a certain amount of your loan up to your credit limit. At the end of the loan term you must repay the loan or apply for a new one.

Floating or fixed?

You have the choice of a floating or fixed interest rate (or a combination of both). You can also choose whether your payments are weekly, fortnightly or monthly.

Floating

A floating (or variable) rate is useful if you have more flexibility to make repayments. Payments can go up or down with market conditions, so if interest rates fall you pay less interest. However, if interest rates rise you pay more.

Fixed

A fixed rate is great for planning or if you're on a fixed income – you know exactly how much your repayments will be over the term the interest rate is fixed. You can fix the rate of interest for a period ranging from six months to five years.

Combination

A combination of both rates can give you the flexibility to make extra repayments or change the amount of your repayments, which can also save you money over time. You can choose a fixed rate for a portion of your loan and put the rest on a floating rate.

Next step

When you're ready to take the next step, either fill out the attached application form and return it to us, or talk to your Public Trust adviser. Call us on 0800 371 471 or visit us at www.publictrust.co.nz

For our current interest rates, visit our website.

* Certain products and services are only available to those customers for whom Public Trust is acting or named as an executor, attorney, trustee or agent. All applications are individually considered and subject to our standard lending criteria. Fees may apply for loans outside our standard criteria.

**Pre-approval is subject to compliance with Public Trust lending criteria.

Interest rates are subject to change without notice. A Public Trust adviser's disclosure statement is available on request and free of charge.

To help us with your application, you will need to include the following documents when you apply:

- Proof of your saved deposit (if applicable) i.e. 12 months of bank statements
- Proof of employment and income (for example, a recent pay slip or your tax summary)
- An encoded bank deposit slip
- Copies of the latest rating valuation/rates demand for all properties shown as assets
- A signed copy of the Sale and Purchase agreement (where applicable)
- Copies of your transactional account bank statements for the last three months
- A signed copy of the Trust Deed (including any amendments) if borrowing in the name of a family trust
- A signed Credit Contracts and Consumer Finance Act (CCCFA) Declaration if you are borrowing for business or investment purposes
- Certificate of Incorporation if borrowing in the name of a Loss Attributing Qualifying Company (LAQC)
- Quote from tradespeople if completing work on a property (if applicable).

If you are self employed, please also attach:

- A copy of your financial accounts for the past two years
- A budget for the current period
- Your most recent management accounts, if available.

If you are refinancing, please also attach:

- Proof of your repayment history from your current financier, for the last 12 months.

If you are a new customer:

Before your loan can be approved you will need to become a customer for whom Public Trust is acting or named as an executor, attorney, trustee or agent. Please indicate below which of the following products you would like more information about:

- Will
- Enduring Powers of Attorney
- Education Trust
- Personal Assist
- Family Trust
- Inheritance Trust
- Pre-Paid Funeral Trust

We will need you to identify yourself to us using one of the following forms of photographic identification (*please tick one*):

- Passport
- Driver licence
- NZ firearms licence

If no photographic identification is available, please provide:

- Certified copies of two forms of non-photographic identification e.g. marriage certificate, birth certificate or credit or ATM card issued by a New Zealand bank.

FOR OFFICE USE ONLY: Investor ID verified where applicable No Yes

Staff CSO

Date

Home Loan Application

Loan Details

Preferred loan term	_____ years
Purchase price	\$ _____
Loan amount requested	\$ _____
Loan purpose <i>(if loan is for business or investment purposes, please complete a CCCFA Declaration)</i>	

Loan structure

Table
 Interest only
 Revolving credit

Interest rate type

Variable
 Fixed rate _____ years (*max. 5 yrs*)

Loan type

Purchase
 Refinance
 Top up

Applicant Details

Public Trust Customer Number (if known)

Mr
 Mrs
 Miss
 Ms
 Other _____

Family name	
Given name(s)	
Date of birth	____ / ____ / ____ <small>Day Month Year</small>

Are you a NZ citizen or permanent resident? Yes No

If no, please supply work permit expiry date

____ / ____ / ____ <small>Day Month Year</small>

Residential address

Street		
Suburb	City	
Postcode	Time there	____ / ____ <small>Year Months</small>

Own home (*with home loan*)
 Own home (*fully paid/freehold*)
 Renting
 With parents
 Boarding
 Other _____

Previous address (if at above address less than 3 years)

Street		
Suburb	City	
Postcode	Time there	____ / ____ <small>Year Months</small>

Your postal address (if different from residential)

Street/PO Box		
Suburb	City	
Postcode	Time there	____ / ____ <small>Year Months</small>

Other contact details

Day	Mobile
Evening	Fax
Email address*	

Joint Applicant Details

Public Trust Customer Number (if known)

Mr
 Mrs
 Miss
 Ms
 Other _____

Family name	
Given name(s)	
Date of birth	____ / ____ / ____ <small>Day Month Year</small>

Are you a NZ citizen or permanent resident? Yes No

If no, please supply work permit expiry date

____ / ____ / ____ <small>Day Month Year</small>

Residential address

Street		
Suburb	City	
Postcode	Time there	____ / ____ <small>Year Months</small>

Own home (*with home loan*)
 Own home (*fully paid/freehold*)
 Renting
 With parents
 Boarding
 Other _____

Previous address (if at above address less than 3 years)

Street		
Suburb	City	
Postcode	Time there	____ / ____ <small>Year Months</small>

Your postal address (if different from residential)

Street/ PO Box		
Suburb	City	
Postcode	Time there	____ / ____ <small>Year Months</small>

Other contact details

Day	Mobile
Evening	Fax
Email address*	

* By adding your email you authorise Public Trust to contact you by email regarding your home loan and other information regarding products/services if appropriate.

Statement of Position

Your liabilities

What you owe – for joint applications show total combined value.

Bank overdraft

Credit card

Paid in full each month? Yes No

Credit card

Paid in full each month? Yes No

Hire purchase

Hire purchase

Personal loan(s)

Existing home loan(s)

Fixed, floating, table

Flexible

Other loans

(e.g. Personal loan, Govt student loan, family loan)

Total liabilities (A)

Your monthly expenditure

What you spend – for joint applications show combined amounts.

Monthly payments and expenditure

Repayments

Existing home loan payments

Proposed home loan payments

Government student loan
(incl. IRD deductions/voluntary repayments)

Personal loan repayments

Credit/store card payments

Hire purchase

Total repayments

Living expenses

Motor vehicle (e.g. fuel, registration, WOF)

Utilities (e.g. phone, gas, power)

Rates

Home insurance

Household (e.g. food, travel, clothing, entertainment)

Education

Total living expenses

Other expenses

Other insurance (e.g. contents, medical, life)

Superannuation

Other (e.g. child care, child support)

Total other expenses

Rent/board paid

Total monthly expenses (C)

Your assets

What you own – for joint applications show total combined value.

Bank deposits (current, savings accounts, term deposits)

Motor vehicles

Real estate/property

Superannuation

Bonds and shares

Other (e.g. investments, boats, caravans, antiques)

Total assets (B)

Less total liabilities (A)

Surplus/Deficit (B-A)

Your income

	<i>1st individual</i>	<i>2nd individual</i>
Gross annual income	<input type="text" value="\$"/>	<input type="text" value="\$"/>

Paid (e.g. weekly, fortnightly, monthly) _____

Government student loan? Yes No Yes No

Monthly income	<i>1st individual</i>	<i>2nd individual</i>
Salary/wages after tax	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Gross rental income		
Existing	<input type="text" value="\$"/> x (52 weeks/ 12 months)	<input type="text" value="\$"/>
Proposed	<input type="text" value="\$"/> x (52 weeks/ 12 months)	<input type="text" value="\$"/>
Other net income (e.g. dividends, interest)		
	<input type="text" value="ITEM"/>	<input type="text" value="\$"/>
	<input type="text" value="ITEM"/>	<input type="text" value="\$"/>
	<input type="text" value="ITEM"/>	<input type="text" value="\$"/>
Total combined monthly income (D)	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Less total monthly expenses (C)	<input type="text" value="\$"/>	<input type="text" value="\$"/>
Uncommitted income (D-C)	<input type="text" value="\$"/>	<input type="text" value="\$"/>

No. of dependants	Age(s)
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No. of dependants	Age(s)
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Employment details

Employer's name	
Employer's address	
Current occupation	
<input type="checkbox"/> Full time <input type="checkbox"/> Part time <input type="checkbox"/> Self employed	
How long have you worked there?	
Previous occupation/employer <small>(if current employment is less than 3 years)</small>	<input type="text"/> / <input type="text"/> <small>Year Months</small>
<input type="checkbox"/> Full time <input type="checkbox"/> Part time <input type="checkbox"/> Self employed	
How long have you worked there?	<input type="text"/> / <input type="text"/> <small>Year Months</small>
IRD number	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
GST number (if registered)	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Employment details

Employer's name	
Employer's address	
Current occupation	
<input type="checkbox"/> Full time <input type="checkbox"/> Part time <input type="checkbox"/> Self employed	
How long have you worked there?	
Previous occupation/employer <small>(if current employment is less than 3 years)</small>	<input type="text"/> / <input type="text"/> <small>Year Months</small>
<input type="checkbox"/> Full time <input type="checkbox"/> Part time <input type="checkbox"/> Self employed	
How long have you worked there?	<input type="text"/> / <input type="text"/> <small>Year Months</small>
IRD number	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
GST number (if registered)	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Bank/Solicitor details

Solicitor's name	
Solicitor's firm	Phone

Bank account for loan repayments

(please include an encoded bank deposit slip from a New Zealand bank)

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Declaration

I/We understand and confirm that:

- All of the information in this application is true, complete and accurate.
- I/We have not withheld any information which would cause any of the information in this application to be misleading or incomplete, or which may otherwise affect Public Trust's decision on this application.
- I/We are not and have never been bankrupt, insolvent or otherwise liable under the Insolvency Act 1967 (and its amendments) or the Insolvency Act 2006 (and its amendments) and there are no outstanding judgments or awards against me/us.
- Public Trust may use any personal information about me/us which it holds for any of the following or related purposes: (a) evaluating this or any other application for credit, products or services; (b) providing me/us with information about and/or assessing my/our eligibility for any other product or service offered by Public Trust from time to time; and (c) administering any loan or other product or service provided to me/us by Public Trust from time to time.
- Public Trust may make all necessary enquiries of and collect information from any other person or organisation that Public Trust considers appropriate for the purposes stated above and I/we authorise any such person or organisation to disclose any personal information about me/us that it holds to Public Trust.
- Public Trust may disclose any personal information about me/us that it holds to Public Trust's lender's mortgage insurer ("Mortgage Insurer") to enable the Mortgage Insurer to use that information for any of the following or related purposes: (a) assessing any application for lender's mortgage insurance; (b) administering any lender's mortgage insurance policy; and (c) assessing any claim by Public Trust under any lender's mortgage insurance policy.
- Public Trust and/or the Mortgage Insurer may make enquiries about me to credit reporting agencies in connection with any of the purposes stated above which may result in an exchange of personal information about me/us between Public Trust and/or the Mortgage Insurer and credit reporting agencies. Public Trust and/or the Mortgage Insurer may also use any credit reporting agency's monitoring services to receive updates if any of the personal information the credit reporting agency holds about me/us changes.
- Information about me/us provided to credit reporting agencies by Public Trust and/or the Mortgage Insurer may be held on the credit reporting agencies' systems and used by the credit reporting agencies to provide credit reporting services to third parties.
- If I/we default in any obligation to Public Trust and/or the Mortgage Insurer, Public Trust and/or the Mortgage Insurer may disclose information about that default to credit reporting agencies, and those credit reporting agencies may disclose the default information to third parties who use their services. In addition, Public Trust and/or the Mortgage Insurer may disclose any of my/our personal information that it holds to any person Public Trust and/or the Mortgage Insurer may appoint to collect any outstanding debt.
- Public Trust may disclose any personal information about me/us that it holds to any person for the purpose of providing me/us with information about any product or service provided by that person and provided by Public Trust.
- Public Trust may disclose to my/our advisers in connection with this application any personal information about me/us that it holds.
- Public Trust may disclose any relevant personal information about me/us that it holds to any guarantor and/or covenantor or any proposed guarantor and/or covenantor.
- Public Trust may decline my/our application for credit if I/we do not supply the information requested on this form.
- Personal information about me/us will be held by Public Trust at 141 Willis Street, Wellington or off-site at such other premises as Public Trust shall decide.
- Under the Privacy Act 1993, I/we have the right to access to, and correction of, any personal information about me/us held by Public Trust. I/we may request that there be attached to the personal information about me/us held by Public Trust a statement of any correction sought but not made.

Nature of advice received

Please tick if applicable:

- I/We understand that in compliance with the Financial Advisers Act 2008, my/our Adviser must ensure that they have an up to date understanding of my/our financial situation, financial needs, financial goals and tolerance for risk and must take all this information into account in order to give relevant and personal advice. However, I/we understand that despite the advantages of obtaining personalised advice, we are choosing to purchase this product without the benefit of receiving any such personalised advice.

I/We confirm that therefore my/our adviser has taken reasonable steps to ensure that I am/we are aware that I am/we are receiving non-personalised advice only and that the limitations of receiving non-personalised advice includes the risk that the product may not be suitable for my/our needs and that I/we may need to seek other professional advice.

First applicant's signature Date..... / /

Second applicant's signature..... Date..... / /

