

LOAN IMPAIRMENT REMOVED FROM THE CAN !					
AVIALABLE	COMMBANK 40% DEPOSIT LOAN ---- 60% LVR --- NO GOVT GUARANTEE OR LMI REQUIRED				
\$600,000 CONTRACT	BUYERS RISK	LOAN IMPAIRMENT RISK A		NO GOVERNMENT GUARANTEE	TOTAL PROVISION FOR LOSS
BASE INTEREST RATE 6.34%	RISK B	RISK A	RISK A LOADING	RISK A	NO GOVERNMENT GUARANTEE
LOAN	66.66%	1.60%	0.00%	0.00%	68.26%
\$360,000.00	\$239,976.00	\$5,760.00	\$0.00	\$0.00	\$245,736.00
BIG 4 BANKS will provide a loan provided a minimum deposit of 40% is received .The deposit and loan impairment provide for potential variable risks beyond the banks control .					
AVIALABLE	COMMBANK 20% DEPOSIT LOAN ---- 80% LVR --- NO GOVT GUARANTEE OR LMI REQUIRED				
\$600,000 CONTRACT	BUYERS RISK	LOAN IMPAIRMENT RISK A		NO GOVERNMENT GUARANTEE	TOTAL PROVISION FOR LOSS
INTEREST RATE 6.49%	RISK B	RISK A	RISK A LOADING	RISK A	NO GOVERNMENT GUARANTEE
LOAN	25.00%	1.60%	0.15%	0.00%	26.75%
\$480,000.00	\$120,000.00	\$7,680.00	\$720.00	\$0.00	\$128,400.00
BIG 4 BANKS will provide a loan provided a minimum deposit of 20% is received .The deposit and loan impairment provide for potential variable risks beyond the banks control .					
AVIALABLE	COMMBANK 5% DEPOSIT LOAN -- 95% LVR --- WITH GOVERNMENT GUARANTEE APPLIED				
\$600,000 CONTRACT	BUYERS RISK	LOAN IMPAIRMENT RISK A		GOV GTEE 15% OF CONTRACT	TOTAL PROVISION FOR LOSS
INTEREST RATE 7.74%	RISK B	RISK A	RISK A LOADING	RISK A 15% of contract price	GOVERNMENT GUARANTEE APPLIES
LOAN	5.30%	1.60%	1.40%	15.79%	24.09%
\$570,000.00	\$30,210.00	\$9,120.00	\$7,980.00	\$90,000.00	\$137,310.00
The BIG 4 BANKS will provide a loan as the Government guarantee (RISK A) replaces the (RISK B) and provides for variables beyond the banks control					
PRO FORMA	KICK START 5% DEPOSIT LOAN ---- 95% LVR WITH GOVERNMENT GUARANTEE APPLIED PENDING TREASURY REVIEW				
\$600,000 CONTRACT	BUYERS RISK	LOAN IMPAIRMENT RISK A		GOV GTEE 15% OF CONTRACT	TOTAL PROVISION FOR LOSS
Base 6.34% - 1.60%=4.74%	RISK B	RISK A	RISK A LOADING	IS NOT RISK B ..IT IS RISK A	GOVERNMENT GUARANTEE APPLIED
LOAN	5.30%	Removed from can	Removed from can	15.79%	21.09%
\$570,000.00	\$30,210.00	not included in interest charge 4.74%		\$90,000.00	\$120,210.00
COMMBANK calculates the risk of loss by default in providing a 95% LVR loan is a nominal 3% including accrued interest and recovery costs.					
The Govt Guarantee reduces the buyers risk B (the deposit)and increases the banks risk A including variables beyond the banks control .					
The Govt Guarantee increases the banks provision for RISK A LOSSES (loan impairment) from 3% to 15.79% . Five times the banks assessed risk of loss.					
IF YOUR BANK DOES NOT REMOVE LOAN IMPAIRMENT CHARGES FROM YOUR CAN OF INTEREST THEY ARE GUILTY OF PRICE GOUGING !					
PRINT THIS PDF AND PRESENT IT TO YOUR BANK AND REQUEST A WRITTEN CONFIRMATION OF THE INTEREST CHARGED TO YOUR MORTGAGE LOAN .					