



NEAR PRIME RESIDENTIAL PRODUCT

Interest Rates from **7.25%** p.a. – **9.75%** p.a. – (Weighted Average Interest Rate)

LVR up to 90%. Facilities may consist of a first and second mortgage depending on overall LVR

LVR up to 70%	LVR 70%-90%
May consist of a first mortgage only.	May consist of first mortgage and second mortgage components.

Term

First Mortgage
Term will be for a maximum of 48 months. Instalments to be interest only. Roll over of facilities will be considered but subject to a new application.

Second Mortgage
Term will be for a maximum of 48 months. Instalments to be principle and interest (Based on a 10 year term) with a final payment at month 48 of the unpaid balance. Roll over of facilities will be considered but subject to a new application.

Loan Fees

Near Prime Product
Application Fee 1.5% to 2.0%. Lenders Risk Premium 0.95% to 1.95% of total lending. (Loan fees may be capitalised)

Commissions
Commission paid at 50 basis points of the total lending plus Mandated Commission paid upon settlement. Commission maybe capitalised.
Broker commission is not subject to clawback.

Other Terms

Applications will be considered on behalf of applicants with security property located in centres with populations greater than 10,000. Where the population is less than 10,000 consideration may be given on a case by case basis.

Maximum LVR for first mortgage is 70% of the registered valuation or the mortgage recommendation, whichever is the lesser.

A registered valuation for all security properties will be required at time of assessment of application.

M B G reserves the right to request check valuations on occasions.

M B G or its underwriters may inspect security properties may interview applicants. M B G may impose an inspection fee and this cost may be capitalised.

Early Repayment Fees may apply. From \$950 to \$3,950. Payable within 24 months of drawdown.

Servicing is calculated on an uncommitted monthly surplus basis as per the online calculator.

Should a second mortgage be required, Income Protection Insurance will be required to cover second mortgage loan payments. Income protection insurance for first mortgage payments is also available. Weekly payments are available.

M B G's loan process will include obtaining a PPSR search on all applicants, to ensure all liabilities have been duly disclosed.

Due to nature of our funding lines turnaround times are expected to be 5 working days upon receipt of all supporting documentation.

M B G encourages Introducers to discuss a transaction in the first instance directly with a M B G team member.

Additional Information

When submitting a loan proposal to M B G, refer to www.mbg.co.nz for the following resources:

- **Application Form**
- **M B G Assessment Calculator**
- **M B G Introducer Mandate**
- **Fax to 0800 92 92 93**
- **Email to info@mbg.co.nz**

To discuss a deal please phone **M B G 0800 92 92 92**

M B G (Securities) Limited is not a registered bank. The above product details are current as at 1 December 2010 and supersede any previous product details advised by M B G (Securities) Limited. These product details may be changed at any time at the sole discretion of M B G (Securities) Limited.

This information is confidential to M B G (Securities) Limited and is not to be published without the express written consent of M B G (Securities) Limited.