

FINANCIAL CHECKLIST

For more financial solutions call
FLR Solutions on 0415 280 555
email fred@flrsolutions.com.au



For Investment Property Loans

- Application for Lender completed in full & executed appropriately.
- Copy of Lender's Serviceability Calculator (obtained from PLAN Software).
- All Savings & Income evidence to be initialed and noted "original(s) sighted".
- CERTIFIED COPIES of all Documents required to complete FTFA 100 Point Identification (meaning: Certified Copies of License and Passport)
- Confirmation of Income (See individual Lenders for respective requirements).
If A Lo- Doc Loan Facility – then a LO-Doc Declaration would need to be completed and signed by all parties involved
- Confirmation of Rental Income (See individual Lenders for respective requirements).
- Copy of Sales Contract or Offer & Acceptance.
- Evidence of Deposit / Confirmation that sufficient funds to complete the purchase are held.
- Copies of the most recent statement for all liabilities (including Credit Cards).
- Copy of Council Rates notice.
- Copy of Building Insurance on property being offered as security.
- Guarantor(s)**
 - Guarantor statement/application completed and signed (as appropriate).
 - Satisfactory income evidence as per applicant(s).
 - Privacy consent executed.
 - CERTIFIED COPIES of all Documents required to complete FTFA 100 Point Identification (meaning: Certified Copies of License and Passport)
- If **LVR > 80%**
 - Bank Statements (min 6 months) showing genuine savings history (Please refer to Individual Panel Lenders for % if genuine savings required).
 - If required, LMI checklist completed in full and signed.
- FHOG** if applicable
 - Copy of executed FHOG form.
 - If \$7,000 applicable – Addendum & Stat. Dec. completed.
 - Relevant identification to be provided unless already provided with 100 Point Identification (as per above). CERTIFIED COPIES of all Documents required to complete FTFA 100 Point Identification (meaning: Certified Copies of License and Passport)

NB: ORIGINAL APPLICATIONS FOR FINANCE MAY BE REQUESTED TO BE RECEIVED PRIOR TO FORMAL APPROVAL.