

Mortgage Link Licensee and Licensed Operators Personal Disclosure Statement

All Mortgage Link Licensee and Licensed Operators must give this completed statement to every client and retain a copy on file.

Name of broker

Linda Worrall

Name of Firm
Address
Tel No.
Email address

Mortgage Link- Lifetime
3B Midway Park
303 Blenheim Road
Christchurch.
Linda.worrall@lifetime.net.nz

Client name(s)

INTRODUCTION

1. I provide this Disclosure Statement to you to ensure openness in our relationship.

NATURE OF BUSINESS

2. I am an authorised Licensee or Licensed Operator of Mortgage Link. I have access to lenders through the Mortgage Link group including the following:

List of Lenders

ANZ Bank	Nelson Building Society
ASB Bank	No 8 Mortgages
PSIS	Public Trust
General Finance	Sentinel
Liberty Financial	Southland Building Society
National Bank	Sovereign
Kiwibank	Westpac Bank

3. I am a Licensee / Licensed Operator of Mortgage Link who hold lenders agreements directly with:

Name
Address
Contact details

Mortgage Link (NZ)
Level 2 Strategy Building
Cnr Salisbury & Victoria Streets
PO Box 25240
Christchurch

PERSONAL HISTORY

4. I have the following:

List

My qualifications relevant to giving advise are-

- 23 Years banking & Lending experience. (1987)
- Mortgage Link Certificate of membership

PROFESSIONAL INDEMNITY INSURANCE

5. For your protection, members of the Mortgage Link group are required to maintain a Professional Indemnity Insurance Policy of no less than \$1 million (maximum cover of \$1 million per claim). In proven cases, this protects my clients from financial loss due to fraud, gross negligence, gross misrepresentation, etc, (if perpetrated by me). This policy is held with:

Name insurer
Managed by;
Contact details

Vero Insurance New Zealand Ltd via
Crombie Lockwood (NZ) Ltd, Insurance Brokers;
Contact Mikaela Scott, Ph: (03) 365 3763

REMUNERATION *

6. In the normal course of business, I receive commission from the lenders that I place client's loans with. This is confirmed and consented to by the Authority & Declaration signed by my client(s) on the standard Mortgage Link application form. A copy is presented to my client at the time of application and includes the words:
"I understand that the broker does not charge me for these services unless specifically negotiated in advance, and may receive a commission from the lender providing the loan and I consent to the receipt of that commission by the broker".
7. The nature of this commission can be a single upfront commission (percentage of the loan facility), an ongoing (trail) commission (percentage of the loan facility), and it may vary in accordance with lender margin and product profitability, or a mix of all.
8. I may charge a one off fee for work completed for clients. This fee, if applied, will be agreed in advance with you before any work is started.
9. I may also receive a commission for the placement of insurance products for my clients (Fire & General, Personal Risk), either directly (if an agency is held) or indirectly if a referral is made to a specialist insurance adviser.

IRREGULAR REMUNERATION & NON-MONETARY BENEFITS *

10. From time-to-time, I may receive certain monetary or non-monetary benefits from lenders in addition to commission, such benefits must not influence the placement of client applications. By signing this Personal Disclosure Statement you consent to my receiving such monetary and non-monetary benefits.

CONFLICT OF INTEREST

11. At all times, I operate in the best interests of my clients, operating without conflicts of interest and with objectivity. The 'Nature of Business' has been fully described above and clients are therefore aware of the options available to them, when appointing me as their mortgage broker.

PRIVACY ACT

12. All discussions and information shared with me are subject to the Privacy Act 1993. You are entitled to access to and information from your file upon request. A detailed description of the authorised use of the information you supply is covered in the Authority & Declaration you sign with each application you make with me.

OTHER MATTERS REQUIRING CLARIFICATION/RECOMMENDATION.

13. **Legal and Accounting issues** – any discussions on legal and accounting issues do not replace advice from professionally qualified specialist advisers (solicitors and accountants). I strongly recommend that you obtain such independent and specialist advice.
14. **Personal Risk Insurance** – Generally, but especially, as part of any financing transaction, clients should review their personal risk insurance requirements. Making a financial application in no way implies that such a review has been applied for with me, and specialist advice should be obtained.

PERSONAL DISCLOSURE

15. My business address, email address, telephone and fax numbers are set out above.

16. I hereby certify that in the preceding five years, I have not been:

- a. The subject of a successful claim (for dishonesty, negligence or misrepresentation) under any Professional Indemnity Insurance Policy held by me or on behalf of me.
- b. Convicted of an offence of dishonesty or any relevant offence under any Act or law applying in New Zealand, nor been a director of a company so convicted.
- c. Adjudicated bankrupt, nor are an undischarged bankrupt, nor have had a bankruptcy discharged.
- d. Prohibited by law from taking part in the management of a company.

Nor are there any proceedings currently being taken against me, (or any company of which I am a director) under any of the above (a – d).

DECLARATION

I am aware that there are a number of features of a mortgage finance package that may make it more or less desirable than another package and the interest rate is just one of those features. I am not obliged to present you with a package with the lowest rate, but I will use my discretion to seek an overall finance package which will best suit your ongoing needs.

- I/We instruct the broker to find the right finance package available for my/our specified purpose, which may or may not incorporate the lowest interest rate available.
- I/We have been referred to the broker by a third party.
The name of that third party is: *[name of referring party]*

I declare that this Mortgage Link Personal Disclosure Statement incorporates the minimum disclosure requirements.

Dated

June 18, 2010

Signed by the Mortgage Broker

Linda Worrall

Full Name

CLIENT ACKNOWLEDGEMENT

I /we * acknowledge that our Mortgage Broker has explained the contents of this Personal Disclosure Statement and given me/us * a copy.

Signed
Dated
Full name