

You are dealing with a mortgage and insurance advisor.

Some of the features of my service:

- I have more than 10 years experience in banking and finance
- I have access to more than six lenders
- I have been a member of the NZ mortgage brokers association since 2002
- I can provide you with a debt reduction plan to help save you thousands of dollars in interest costs

What some of my clients say about me:

"Mortgages Online has saved me thousands of dollars over the last 3 years. I was amazed at their ability to get the best mortgage rates in the market on my rental property portfolio. They offer a fast, intimate and honest approach to all my property and insurance requirements. I'll never go direct to a bank again."

Parrish Green – Helensville

"I have been impressed by Hamish's understanding of the NZ mortgage market, ability to source the best rates and his prompt action. He has been innovative with his advice and proactive in all his dealings. Totally Recommended"

Kesh Maharaj – Botany Downs

"Hamish has helped me achieve my goals, by successfully negotiating a mortgage package with a mainstream bank. My previous experience with other 2nd tier finance companies has proven to be very expensive. I am now savings \$6,000 per year, with my new loan."

John Bernard Campbell – Auckland Coop Taxi's

"We have been clients of Mortgagesonline (Hamish Patel) from 2005. He explains things in detail, always guides you in the right direction. Hamish is well mannered and professional. He always gives suggestions before renewal of the mortgage"

Joyti Gutta – Mangere

"He worked smart to use the equity in my existing property and hard to secure additional funds required for the building project. I am very happy with the service provided by Hamish as he went that extra mile to get the best possible deal for me. I would happily use Hamish's services again and would recommend him to others."

Anil Karan – Te Atatu

"Hamish understood our needs, budget and provided us with the best options. He has followed through with everything he said and kept us informed with everything that was happening. He has a very wide knowledge of the NZ mortgage market. Not only did he get us the loan but he also advised us on how to get our mortgage down quickly. I would highly recommend him to anyone.

Sonya Choudhary – Flatbush

PERSONAL DISCLOSURE STATEMENT

NZMBA members must give this completed statement to every client and retain a copy on file.

Name of Broker: Hamish Patel
Name of Firm: mortgagesonline.co.nz Ltd.
Address: 822 Manukau Road, Royal Oak, Auckland
Phone: 09 625 4693 Email: hamish@monline.co.nz

Client names(s)

INTRODUCTION

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

NATURE OF BUSINESS

2. I am practicing New Zealand Mortgage Broker Association (NZMBA) specialist mortgage broker, whose core day to day business activity is the arranging of home loan facilities and risk insurance products for clients. A specialist mortgage broker is required by the NZMBA to provide clients with a choice of home loan facilities from at least 6 home loan lenders. I have access to the following listed below.

ANZ, National, ASB, Westpac, Sovereign home loans, AMP Home Loans, Liberty and more.

I can also arrange risk insurance policies from the companies below.

Sovereign home loans, AMP Home Loans, ING Life, Southern Cross

3. I have operated as an NZMBA specialist mortgage broker since **January 2002**.

4. Generally I

(a) hold broker agreements directly with lender I direct business to ; and/or

(b) I am representative of a company which holds such agreement.

Name: mortgagesonline.co.nz Ltd.
Address: 822 Manukau Road, Royal Oak, Auckland
Contact details: 09 625 4693

PERSONAL HISTORY

5. I have the following:

Qualifications

Bachelor of Business

Certificate of Investment theory and practice

Member of relevant professional body

NZ Mortgage brokers Association

Relevant Experience:

10 years banking & Finance

Other Awards

RYLA

MEMBERSHIP of INDUSTRY ASSOCIATION

6. I hold current accreditation as a full member of the NZMBA and my business complies with the Association's Membership Rules and Code of Ethics and Standards. A copy of the Rules is available from www.nzmba.co.nz. The NZMBA is a self-regulatory body dedicated of ensuring high ethical standard and professionalism within its members for the protection of lenders and clients. The NZMBA has a formal complaints process for the protection of clients. Complaints must be made in writing to: NZMBA, Private Bag 303-353, North Harbour, Auckland www.nzmba.co.nz

PROFESSIONAL INDEMNITY INSURANCE

7. For your protection, members of the NZMBA are required too 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: AIG
Managed by: Global Insurance Auckland
Contact details: 09 630 0134

REMUNERATION

8. In the normal course of business, I receive commission from the lenders that I place client's home loan with.

This is confirmed by the Authority & Declaration signed by me client (s) on the standard NZMBA application form. A copy is present to my client at the time of application and includes the words:

"I understand that the broker does not charge me for the services (unless specifically negotiated in advance), but receives a commission from the lender providing the loan".

9. 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), or a mix of both.

10. I may charge a one off fee for work completed for clients which does not attract a broker payment form the lender. This charge, if applied, will be agreed in advance with you before any work is started.

11. I may also receive a commission for the placement of insurance products for my client (s) (Fire & General, Personal Risk), either directly (if an agency is held) or indirectly if a referral is made to specialist insurance adviser.

12. Similarly, I may make payments to those who refer clients to me. Such payments are made solely at my discretion and are in no way detrimental to my clients.

IRREGULAR REMUNERATION & NON-MONETARY BENEFITS

13. From time-to-time, I may receive certain monetary or non-monetary benefits from lenders. Under the NZMBA's Membership Rules (Code of Ethics & Standard), such regular benefits must not influence the placement of client applications.

CONFLICT OF INTEREST

14. 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

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

PERSONAL DISCLOSURE

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

19. I hereby certify that in the preceding five (five) years, I have not been :

- a. The subject of a successful claim (for dishonestly, 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 director of a company so convicted.
- c. Adjudicated bankrupt, nor are an undercharged bankrupt, nor have had a bankrupt 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) or with respect to my accredited membership of the New Zealand Mortgage Brokers' Association.

DECLARATION

I declare that this Mortgage Brokers Personal Disclosure Statement incorporated the minimum disclosure requirements of the NZMBA's Membership Rules (Code of Ethics & Standard) and that a master copy of this Statement is on file at the National Office of the NZMBA.

Dated _____

Signed by the Mortgage Broker _____

Full Name Hamish Patel

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 _____
