

All supporting documents provided by clients must be readable, clear & meet the minimum verification standards.

All individuals (Compulsory)

- Signed loan application including privacy consent
- Customer Identification Form and clear copies of the ID documents
- BrightQ Submissions Template
- Completed servicing calculator (within validity dates)
- BrightQ Supplementary Residency Form to be provided for all BrightQ Premium and BrightQ Elevate loans

100 points of identification

Primary Documents

70 points

Only one of the following may be claimed:

- Birth Certificate issued by a Registry of Births, Deaths and Marriages
- Overseas Birth Certificate
- Citizenship Certificate
- Current Passport
- Expired passport which has not been cancelled and was current within the preceding 2 years
- Other document of identity having the same characteristics as a passport including diplomatic documents and some documents issued to refugees

Secondary Documents

40 points - Additional documents from this category are awarded 25 points.

Any of the following, which must contain a photograph and a name.

- Driver licence issued by an Australian State or Territory
- Licence or permit issued under a law of the Commonwealth, a State or Territory Government – (e.g. a boat licence)
- Identification card issued to a public employee
- Identification card issued by the Commonwealth, a State or Territory Government as evidence of the person's entitlement to a financial benefit
- An identification card issued to a student at a tertiary education institution
- Document issued by Authorised Deposit-Taking Institutions (ADIs), banks, building societies, credit unions or registered corporations. Signatory is a known customer of at least 12 months standing.

Written reference from one of the following institutions, verifying name of signatory and signed by both referee and signatory. Signatory must be known for at least 12 months.

- Another financial body certifying that the signatory is a known customer
- Another customer who has been verified as a signatory by the cash dealer
- An acceptable referee (refer to AUSTRAC Guideline No. 3 and Information Circular No. 3)

35 points

Name and address of signatory verified from any of the following:

- Local government (council) land tax or rates notice
- A mortgage or other instrument of security held by a financial body
- Document from your current employer or previous employer within the last 2 years
- Land Titles Office record
- Document from the Credit Reference Association of Australia

25 points

- Credit Card
- EFTPOS Card
- Medicare Card
- Marriage Certificate (for maiden name only)

Must have name and address on:

- Foreign Driver Licence
- Electoral roll compiled by the Australian Electoral Commission and available for public scrutiny
- Records of a public utility – phone, water, gas or electricity bill
- A record held under a law other than a law relating to land titles
- Lease/rent agreement
- Rent receipt from a licensed real estate agent

Must have name and date of birth on:

- Record of a primary, secondary or tertiary educational institution attended by the applicant within the last 10 years
- Record of professional or trade association of which the applicant is a member

- Proof of Address (Utility bill, phone bill, bank account or credit card statement are accepted)

Trust Applicant

- Full trust deed (stamped & signed)

For Property Purchases

- A copy of a receipt for a deposit already paid on a property; **AND**
- Certificate of balance, or minimum 1 month transaction statement to demonstrate funds to complete; **OR**
- Statement showing funds to complete have already been paid into the solicitors Australian trust account for settlement (To ensure the client has their part of contribution to complete the purchase)

PAYG Individuals (Compulsory)

- 2 consecutive payslips to confirm income and employment, with the most recent payslip being no older than:
 - Monthly payslip \leq 45 days old; Fortnightly payslip \leq 30 days old; Weekly payslip \leq 30 days old
- Payslips should be computer generated showing borrower name, employer's name and ABN, current salary/wage and year-to-date earnings.

One of the following is required where serviceability is reliant on Overtime, Allowances, Bonus income:

- PAYG Summary
- Single Touch Payroll (STP) Summary

Plus, if offshore income:

- Three months bank statements showing salary credits (translated to English when not in English or Chinese).

Self Employed Individuals (Compulsory)

Alt Doc Self-employed applicants

- Borrower Income Declaration; **AND**
- Most recent 6 months BAS statements to the ATO (BAS statements will be required for each trading entity where the borrower declared income from more than one trading entity on the application); **OR**
- Accountant's Letter; **OR**
- Most recent 3 months business transaction account statement (for the primary trading account only)

Full Doc Self-employed applicants / companies / trusts

Company Wages (only available to loans ≤80%LVR)

2 consecutive payslips to confirm income and employment, with the most recent payslip being no older than:

- Monthly payslip ≤ 45 days old; Fortnightly payslip ≤ 30 days old; Weekly payslip ≤ 30 days old

Payslips should be computer generated showing borrower name, employer's name and ABN, current salary/wage and year-to-date earnings.

AND

6 months bank statements showing payments being made **OR** ATO income Statements noting YTD income declared via salary credits to the transaction account

AND

Accountant's Letter

1-Year Financials (only available to loans ≤80%LVR)

Most recent 1 year Tax Returns and Financial Statements;

AND

Most recent 1 year ATO Notice of Assessments

2-Year Financials

Last 2 years Tax Returns and Financial Statements; **AND**

Last 2 years ATO Notice of Assessments

BrightQ Elevate loans with foreign income

Equivalent foreign documents are required when foreign income is used

Other Income / Assets

Rental Income Evidence (if applicable)

Rates notice, **OR**

Copy of title deeds

One of the following documents need to be provided:

Rental agreement

Rental appraisal (from an approved/recognised appraiser)

Most recent rental statements showing at least 3 months' rental income (from an approved/recognised agent) (Evidence of additional income from the rental properties in order to increase client's serviceability)

Investment Income Evidence (if applicable)

Investment portfolio statement issued by the custody bank or securities firm documenting the portfolio value of the investments held and income received over the previous 12 months

(Evidence of additional income from financial investments in order to increase clients serviceability)

Elevate - 188 Visa Holders

188A:

- For applicants who hold an 188A Visa, a valid ABN that is registered for GST must be provided.

188B or 188C:

- For applicants who hold an 188B or 188C Visa, the most recent statement showing Complying Significant Investment (CSI) in Australia must be provided.

Other Documents

Purchase:

- A full and complete Contract for Sale (COS) is required for every purchase and must include the purchasers details (our client), the purchase price and all special condition pages. This document is not required for preapprovals
- All applicants who do not reside in Australia must provide evidence of approval from FIRB or establish that their acquisition is exempt from approval

Other Documents

Refinance:

- A copy of a recent council rates notice for the security property should be on file. This should show no arrears or evidence of payment.
- Most recent 6 months Mortgage / Personal Loan statements to be provided for all loans being repaid from proposed loan. If arrears, late payment or overlimit noted, please provide a detailed explanation from the applicant.
- Most recent 3 months Credit Card statements to be provided for all Credit Cards being repaid from proposed loan. If arrears, late payment or overlimit noted, please provide a detailed explanation from the applicant.
- All applicants who do not reside in Australia must provide evidence of approval from FIRB or establish that their acquisition is exempt from approval.

Equity release:

- Statement as to the purpose of the use of proceeds.
- Remitting account (proceeds may only be transferred to an Australian Bank account in the name of the borrower(s)).

Construction:

- A full and complete Fixed Price Building Contract dated within 12 months. Copies of all contract variations, quotes, and council plans should also be held. These documents are not required for pre-approvals.
- Further documentation is required prior to advance of first progress payment. See construction guidelines.

Vacant Land:

- Signed Vacant Land Borrower Declaration

Power of Attorney:

- Where the client wishes to have the documents signed under an existing power of attorney, a copy of the correctly witnessed POA must be provided and the holder of the POA must be identified.

Bridging Loan with No End Debt (Multiple Securities):

- Bridging Loan Borrower Declaration (No End Debt)

Bridging Loan with Single Security

- BrightQ Single Security Bridging Declaration

Declaration

I confirm that any conflict of interest I may have has been declared in the application form and that I personally interviewed the applicants and:

- The loan interview was conducted in the applicant's native language and that both the person conducting the interview and the borrower were both fluent in the applicant's native language or
- The loan interview was conducted in English and that both the person conducting the interview and the borrower were both fluent in English or
- The loan interview was conducted in English and that a translator was present to assist in the interview and in this case an interpreter's certificate must be provided.

I confirm that I continue to comply with all my obligations under the broker agreement, including maintaining all relevant memberships and insurances.

Signature of Accredited Broker

Full Name

Date Signed