

MACARTHURCOOK MORTGAGE FUND LOAN PRODUCT GUIDELINES

As at 1st July 2007
(Subject to Change)

Minimum Loan Amount:	Minimum \$250,000-
Maximum Loan Amount:	Up to a maximum of \$10,000,000- <i>*Please contact MacarthurCook to confirm current maximum loan size restrictions.</i>
Loan to Value Ratio:	Up to a maximum of 66% of the value of the security property. All properties offered as security are to be valued by a Valuer acceptable to MacarthurCook. <i>*Please contact MacarthurCook for a list of acceptable valuers.</i>
Loan Term:	3 or 5 years <i>*5 year loan terms are subject to a re-valuation of the security property on the 3rd anniversary of the loan drawing.</i>
Loan Type:	Interest Only <i>*Principal reductions on variable rate loans are acceptable with the prior approval of MacarthurCook</i>
Loan Purpose:	Loans must be for Investment purposes
Interest Rate Options:	Variable Interest Rate - Based on the 90 day Bank Bill Swap Reference Rate. 3 Year Fixed Rate - Based on the 3 year Swap Reference Rate Variable Interest Rate with Option to Fix – no fee to avail of the fixed rate option. Fixed interest rate based on the Swap Reference Rate applicable for the remaining term of the loan. All 5 years loan are to be on a Variable Interest Rate.

Interest Rate Margins:	<p>Refer to MacarthurCook's pricing matrix for applicable margins.</p> <p><i>*Please contact MacathurCook prior to submitting loan application to discuss the appropriate margin to be charged.</i></p>
Application Fees:	<p>No application fees are payable to MacarthurCook</p> <p><i>*All application fees are retained by the Originator.</i></p>
Refundable Application Fees:	<p>MacarthurCook may charge a fully refundable application fee that is payable upon acceptance of a letter of offer. This fee will be refunded to the Borrower upon the drawing of the loan.</p>
Fees:	<p>The Borrower is liable for all legal, valuation fees, stamp duties and other disbursements.</p>
Loan Security:	<p>First Registered Mortgage over security property.</p> <p>Personal Guarantee & Indemnities from Directors of Corporate Borrowers.</p> <p>MacarthurCook reserves the right to implement any additional security deemed necessary.</p> <p><i>*Loans sought without Directors Guarantees will be considered subject to the quality of the property being offered as security.</i></p>
Property Types:	<p>Loans will be provided against income generating Commercial, Industrial, Retail and Residential properties.</p> <p>Specialised properties such as Hotels, Motels Caravan Parks and Sporting facilities will not be considered.</p> <p>Development & constructions loans will not be considered.</p>
Interest Coverage:	<p>Rental income from the security property must be a minimum 1.25 times the annual interest payable on the loan. Interest coverage will be based on an interest rate 2.0% above the prevailing acceptable rate.</p>

For loan enquiries please contact:

Michael Petruccelli - Head of Mortgages

03 9660 4515 or 0431 478 570

Vincent Cirillo - Mortgage Investment Manager

03 9660 4506 or 0418 560 888

For loan administration enquiries please contact:

Tracy Hall - Mortgage Administration Manager

03 9660 4514