



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.

* Means delete where appropriate

Name of
broker

Tony Alan COPPING

Name of Firm
Address
Tel No.
Email address

MORTGAGELINK COASTWIDE LIMITED
P O Box 160
HOKITIKA
tony.copping@mortgagelink.co.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 am also a practising New Zealand Mortgage Brokers Association (NZMBA) specialist mortgage broker, whose core day-to-day business activity is the arranging of home loan facilities for clients. A specialist mortgage broker is required by the NZMBA to provide clients with a choice of loan facilities from at least 6 lenders. 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
Dorchester Life	PSIS Public Trust
General Finance	Sentinel
Kiwibank	Southland Building Society
Liberty Financial	Sovereign
National Bank	Westpac Bank

3. I have operated as an NZMBA specialist mortgage broker since:

November 2003

4. 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

5. I have the following:

List

Qualifications:- Certificate of Banking BINZ
Relevant Experience: Mortgage Broking since 11/2003 with the Mortgage Link Group Personal, Retail Commercial & Rural Lending 17 years with Westpac 1997-2003
Membership of Relevant Professional Body- NZMBA 2004

MEMBERSHIP of INDUSTRY ASSOCIATION

6. I hold current accreditation as a full member/ provisional member* of the NZMBA and my business complies with its 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 to ensuring high ethical standards 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 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 *

8. 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 the Authority & Declaration signed by my client(s) on the standard Mortgage Link 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), but receives a commission from the lender providing the loan and I consent to the receipt of that commission by the broker".

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), and it may vary in accordance with lender margin and product profitability, or a mix of all.

10. I may charge a one off fee for work completed for clients, which does not attract a broker payment from 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 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 *

12. From time-to-time, I may receive certain monetary or non-monetary benefits from lenders in addition to commission. Under the NZMBA's Membership Rules and Code of Ethics and Standards, such regular 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

13. 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

14. 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.

15. **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.
16. **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

17. My business address, email address, telephone and fax numbers are set out above.
18. 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) or with respect to my accredited membership of the NZMBA.

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:

I declare that this Mortgage Link Personal Disclosure Statement incorporates the minimum disclosure requirements of the NZMBA's Membership Rules and Code of Ethics and Standards 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

...../...../20
..... <i>Tony A Copping</i>



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

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...../...../20/...../20
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