AltX Lending

DOCUMENT CHECKLIST - CONSTRUCTION

FROM DEVELOPER

Required for Credit Due Diligence

- ☐ Individual Asset and Liability statement for all guarantors
- ☐ 100 Points of ID for all guarantors
- ☐ Executed contract of sale (if applicable)
- ☐ 6 months of refinance statements (if applicable)
- ☐ Latest land and council rates notice for all securities
- ☐ Executed contract of sale for all relevant pre-sales (if applicable)
- ☐ Letter from solicitor confirming pre-sale deposit held (if applicable)
- ☐ Rental income statement or executed lease agreement (if applicable)
- ☐ Accountant Declaration Letter/Verification of Borrower Income
- ☐ Trust Deed (if applicable)
- ☐ Developer feasibility in full
- ☐ 'As is' and 'On Completion' valuation (if available)
- ☐ QS Reports to date including costing verifications

Required for Construction Due Diligence

- ☐ Approved Development Application/Planning Permit from Council
- ☐ Development Approvals (full details including Section 4.55 Modifications)
- ☐ Approved Architectural drawings
- ☐ Schedule of proposed areas including draft strata plans
- ☐ Fixtures & Finishes Schedule, PPR
- ☐ Signed copy of Head Contract between Builder and Developer
- ☐ Builders Tender Price with inclusions and exclusions
- ☐ Construction Certificate/Building Permit
- ☐ Construction Costs spent to date (if applicable)
- ☐ CV and past projects
- ☐ Letter from an independent, certified accountant confirming GST applicable for each property and in total
- ☐ List of Professional fees paid to date and required until completion
- ☐ List of council fees, charges and contributions paid to date and required until completion
- ☐ Structural Drawings
- ☐ Geotechnical Report
- ☐ Service Drawings (Electrical, Hydraulic, Stormwater etc)
- ☐ Site Survey
- ☐ List of consultants engaged and a copy of Professional Indemnity Insurances (Architect, Engineers, Building Surveyors, etc - if available)

FROM BUILDER

- ☐ Construction Programme in A1 (one sheet)
- ☐ Builders Financials & Tax Returns (previous 2 years)
- ☐ Builders Cashflows
- ☐ Trade Breakdown of Contract Sum
- ☐ Certificate of Currency (Contract Works & Public Liability Insurance)
- ☐ Workcover Insurance
- ☐ Home Warranty Insurance
- ☐ Financial Capability Statement from a Certified Accountant
- ☐ Client Reference Letter on previous projects
- ☐ Builder License(s)
- ☐ ATO Portal
- ☐ CV and Past Projects
- ☐ List of main Trades (if applicable)
- ☐ Structural sign off on works completed to date (If applicable)
- ☐ Survey Sign off on works completed to date (If applicable)
- ☐ All certificates of works to date
- ☐ Construction Management Plan

Additional items and information may be requested by our credit, construction, valuation or legal teams.

Applicant(s) Initials _____

AltX Lending

APPLICATION FORM - CONSTRUCTION

INDIVIDUAL GUARANTOR 1

☐ Guarantor ☐ Mr ☐ Mrs ☐ Miss ☐ Dr

Given Name(s)

Surname

Date of Birth

Gender

Email Address

Mobile Number

Marital Status: ☐ Single ☐ Married ☐ Divorced ☐ De Facto

No. of Dependants

Age of Dependants

Are you an Australian Resident? ☐ Yes ☐ No

Current Residental Address

Occupation

INDIVIDUAL GUARANTOR 2

☐ Guarantor ☐ Mr ☐ Mrs ☐ Miss ☐ Dr

Given Name(s)

Surname

Date of Birth

Gender

Email Address

Mobile Number

Marital Status: ☐ Single ☐ Married ☐ Divorced ☐ De Facto

No. of Dependants

Age of Dependants

Are you an Australian Resident? ☐ Yes ☐ No

Current Residental Address

Occupation

Applicant(s) Initials _____

AltX Lending

APPLICATION FORM - CONSTRUCTION

INDIVIDUAL GUARANTOR 3

☐ Guarantor ☐ Mr ☐ Mrs ☐ Miss ☐ Dr

Given Name(s)

Surname

Date of Birth

Gender

Email Address

Mobile Number

Marital Status: ☐ Single ☐ Married ☐ Divorced ☐ De Facto

No. of Dependants

Age of Dependants

Are you an Australian Resident? ☐ Yes ☐ No

Current Residental Address

Occupation

INDIVIDUAL GUARANTOR 4

☐ Guarantor ☐ Mr ☐ Mrs ☐ Miss ☐ Dr

Given Name(s)

Surname

Date of Birth

Gender

Email Address

Mobile Number

Marital Status: ☐ Single ☐ Married ☐ Divorced ☐ De Facto

No. of Dependants

Age of Dependants

Are you an Australian Resident? ☐ Yes ☐ No

Current Residental Address

Occupation

Applicant(s) Initials _____

AltX Lending

APPLICATION FORM - CONSTRUCTION

BORROWING ENTITY DETAILS

☐ Borrower

Borrowing Entity

Trading Name (if applicable)

ACN/ABN

Address

Full Name(s) of Director(s)

Full Name(s) of Shareholder(s) & Percentage

TRUST DETAILS

Name of Trust (if applicable)

Trust ABN

Date of Registration

GST Registered?

Type of Trust: ☐ Discretionary ☐ Unit ☐ Other

Trustee Name

Full Name(s) of Beneficiaries

Applicant(s) Initials _____

AltX Lending

APPLICATION FORM - CONSTRUCTION

LOAN DETAILS

Anticipated Settlement Date

Has the borrower applied for finance with any other lender in the last 60 days?

☐ Yes ☐ No

Lender Name

Purpose

☐ Purchase ☐ Refinance ☐ Equity Release ☐ & Construction Funding

Security Type

☐ House ☐ Duplex ☐ Units ☐ Land Subdivision ☐ Commercial - Office

☐ Commercial - Retail ☐ Industrial ☐ Mixed-Use ☐ Boarding House

☐ Childcare ☐ Specialised Other

Description of Proposed Construction

Development Approval/ Planning Permit Held? ☐ Yes ☐ No

Construction Certificate/ Building Permit Held? ☐ Yes ☐ No

Presales Obtained? ☐ Yes ☐ No

Developer (Name)

Builder (Name)

Cost of Construction (exc GST) ($)

Debt on Land ($)

Project Value on Completion (exc GST) ($)

Land Value (As-Is) ($)

Time to Construct (Months)

Total Term Required (Months)

Buffer Required (Months)

Are you aware that you may be requireed to fund additional costs/variations outside of the agreed terms/facilities?

☐ Yes ☐ No

Can you provide evidence of funds for this? ☐ Yes ☐ No

Applicant(s) Initials _____

AltX Lending

APPLICATION FORM - CONSTRUCTION

LOAN DETAILS

Exit Strategy

☐ Refinance ☐ Sale

Mandatory Explanation

Use of Equity Release Funds

SOURCE OF FUNDS

Please indicate the main source of funds to complete the transaction.

Applicant(s) Initials _____

APPLICATION FORM - CONSTRUCTION

ADVISOR DETAILS

APPLICANT 1

Solicitor Details

Organisation Name

Contact Name

Contact Number

Email Address

Accountant Details

Organisation Name

Contact Name

Contact Number

Email Address

APPLICANT 2

Solicitor Details

Organisation Name

Contact Name

Contact Number

Email Address

Accountant Details

Organisation Name

Contact Name

Contact Number

Email Address

Applicant(s) Initials _____

AltX Lending

APPLICATION FORM - CONSTRUCTION

ASSETS		LIABILITIES			
Particulars	**Value**	**Amount Owing**	**Monthly Repayments**	**Lender**	**Ownership**
Owner Occupied Residence					
Investment Property					
Investment Property					
Investment Property					
Investment Property					
Investment Property					
Investment Property					
Investment Property					
Investment Property					
Investment Property					
Investment Property					
Motor Vehicle					
Motor Vehicle					
Cash Institution (where held)		Credit Card Limit			
Shares / Investments / Term Deposits / ETFS		Credit Card Limit			
Deposit Paid		Credit Card Limit			
Furniture		Credit Card Limit			
Superannuation		Personal Loan Limit			
Other					
	Total Assets	Total Liabilities			

Applicant(s) Initials _____

AltX Lending

APPLICATION FORM - CONSTRUCTION

SECURITY 1 DETAILS

Type of Property

☐ Boarding House ☐ Duplex ☐ House ☐ Industrial ☐ Land

☐ Mixed Use ☐ Office ☐ Retail ☐ Townhouse ☐ Unit

Security Use

☐ Owner Occupied ☐ Investment

Address

Registered Proprietor

Estimated Value or Purchase Price

Contact Name for Valuation Access

Contact Phone for Valuation Access

Mortgage on Property

☐ First Mortgage ☐ Second Mortgage ☐ No Mortgage ☐ Caveat

Title Type

☐ Torrens ☐ Strata ☐ Crown Lease ☐ Community ☐ Company

SECURITY 2 DETAILS

Type of Property

☐ Boarding House ☐ Duplex ☐ House ☐ Industrial ☐ Land

☐ Mixed Use ☐ Office ☐ Retail ☐ Townhouse ☐ Unit

Security Use

☐ Owner Occupied ☐ Investment

Address

Registered Proprietor

Estimated Value or Purchase Price

Contact Name for Valuation Access

Contact Phone for Valuation Access

Mortgage on Property

☐ First Mortgage ☐ Second Mortgage ☐ No Mortgage ☐ Caveat

Title Type

☐ Torrens ☐ Strata ☐ Crown Lease ☐ Community ☐ Company

Applicant(s) Initials _____

APPLICATION FORM - CONSTRUCTION

STATEMENT BY BORROWER(S)

☐ Yes	☐ No	Do you anticipate any upcoming changes to your financial situation?
☐ Yes	☐ No	Have you had any difficulty meeting your repayments in the past two years?
☐ Yes	☐ No	Have you ever made an application for hardship with any lender?
☐ Yes	☐ No	Have you been subject to financial judgements, bankruptcy notices, insolvencies or any legal proceedings?
☐ Yes	☐ No	Have you been an office holder in a company that has been subject to involuntary receivership, liquidation or court judgement?
☐ Yes	☐ No	Have the directors/guarantors/owners provided guarantees or security to support borrowing at any other institutions?

If you have answered yes to any of the above, please include details below

I confirm that the above information is complete and correct.

Executed by the Borrower in accordance with Section 127 of the Corporations Act 2001 by being signed by the person(s) who is/are authorised to sign for the Company:

Signature	Signature
Date	Date
Name	Name
Position Held	Position Held

Applicant(s) Initials _____

PRIVACY CONSENT

This Privacy Consent Form must accompany any application for credit. AltX Ventures Holdings Pty Limited (ACN 619 131 449), and the related bodies corporate of these entities (**we / us / our**) will not process any application where this form is not signed or otherwise accepted by you. If you do not consent to us collecting, using, holding and disclosing your information in accordance with this document, or do not provide us with your information, we may not be able to process your application or provide our products or services to you.

We will need to collect, use, hold and disclose your personal and credit information to process your application, provide and manage our products or services, to engage in direct marketing, to assist with any future provision of credit and other services, and assist us to manage our relationship with you. We may also be required by law to disclose information to prevent fraud, crime or any other activity that may be in relation to the use of our products or services.

Personal information includes any information from which your identity is apparent, this may include information or an opinion that relates to you. The personal information we hold that relates to you may also include credit-related information, and sensitive information (including health information) which may include any information you tell us about any vulnerability you may have.

Credit-related information means both:

- Credit information, which is information which includes your identity details such as name, date of birth, names you may also be known as, address history, driver's licence number and employment history; the type, terms and maximum amount of credit provided to you, including when that credit was provided and when it was repaid; repayment history information, financial hardship information (including information that any repayments are affected by a financial hardship arrangement), default information (including overdue payments); payment information; new arrangement information; details of any serious credit infringements; court proceedings information; personal insolvency information and publicly available information; and
- Credit eligibility information, which is credit reporting information supplied to us by a credit reporting body (CRB), and any information that we derive from it. This includes your credit score and credit information disclosed to us by a CRB.

We may exchange personal and credit-related information with your broker, or your broker's representative, for the purpose of verifying, processing your credit application, and any ongoing management of your credit contract. We are not responsible for any advice, recommendation or presentation made by your broker in relation to your credit application.

We may also disclose your personal and/or credit-related information to the following types of entities: to other guarantors or borrowers (if more than one); to prospective funders, assignees or other intermediaries in relation to your finance requirements; to other organisations that are involved in managing or administering your finance, such as third party suppliers, printing and postal services, call centres, lenders, mortgage insurers, trade insurers and CRBs; to associated businesses that may want to market products to you; to companies that provide information and infrastructure systems to us; to our agents, contractors or external service providers to outsource certain functions; to any person who represents you, such as finance brokers, lawyers, mortgage brokers, guardians, persons holding power of attorney and accountants; to anyone where you have provided us consent; to borrowers or prospective borrowers, including in relation to any credit you guarantee or propose to guarantee; to our auditors, insurers, re-insurers and health care providers; to claims related providers, such as assessors and investigators who help us with claims; to government and law enforcement agencies or regulators where we are required to do so by law, such as under the Anti-Money Laundering and Counter Terrorism Financing Act 2006 (Cth); to investors, agents or advisers, trustees, rating agencies or any entity that has an interest in your finance or our business; to other financial institutions, for example to process a claim for mistaken payment; service providers for the purposes of verifying your identity; to organisations that provide products or services used or marketed by us; or to your employer, former employer, referees.

Overseas disclosure: Some of the entities we disclose your information to may be located outside of Australia, including in the Phillippines, Canada, India, Ireland, the United Kingdom and United States of America. Where possible, we will take such steps as are reasonable in the circumstances to ensure that the overseas recipient does not breach the Australian Privacy Principles (other than Australian Privacy Principle 1) in relation to the information (**Reasonable Steps**). However, this may not be possible in certain circumstances, as the overseas entities to whom we disclose your information to may not be subject to privacy laws or principles similar to those that apply in Australia, and any information disclosed to an overseas entity may not have the same protection as under the Australian privacy law. You should understand that, by consenting to us disclosing

Applicant(s) Initials _____

PRIVACY CONSENT

your information to overseas entities, we will not be accountable, and you may not be able to seek redress, if those entities do not handle your information in accordance with Australian privacy laws. We also may not take Reasonable Steps, where we reasonably believe that the recipient of the information is subject to a law, or binding scheme, that has the effect of protecting the information in a way that, overall, is at least substantially similar to the way in which the Australian Privacy Principles protect the information and there are mechanisms that you can access to take action to enforce that protection of the law or binding scheme.

Customer identification: We are required to collect your personal information to comply with our obligations under Australian law, including our obligation to verify your identity under the Anti-Money Laundering/ Counter-Terrorism Financing Act 2006 (Cth). We may verify your identity by using information held by a CRB. To do this we may disclose personal information such as your name, date of birth, and address to the CRB to obtain an assessment of whether that personal information matches information held by the CRB. The CRB may give us a report on that assessment and to do so may use personal information about you and other individuals in their files. Alternative means of verifying your identity are available on request. If we are unable to verify your identity using information held by a CRB we will provide you with a notice to that effect and give you the opportunity to contact the CRB to update your information held by them. Your information may also be used for screening against sanctions and Politically Exposed Persons (**PEP**) lists, and may be disclosed to regulators (e.g., AUSTRAC) where required by law.

Further, we may verify your identity using the Document Verification Service (**DVS**) through Equifax, which checks the details you provide against official records held by government agencies. If you are applying for our products and services on behalf of an entity, you confirm you are authorised to provide details of directors, officers, and beneficial owners for verification purposes. You can find out more about our use of the DVS in our Privacy & Credit Reporting Policy accessible at https://lending.altx.com.au/polices/privacy-and-credit-reporting-policy or by contacting us on **1300 370 821**.

Credit-related information: We may exchange your information with a CRB, like Equifax or Experian, for the purposes of assessing your application for finance, in relation to either consumer credit or commercial credit. Our Privacy & Credit Reporting Policy contains information about our credit reporting practices, including the CRBs we deal with and how you may access their privacy policies, how you may access or seek correction of your information, and how to make a privacy-related complaint. It also contains a statement of 'notifiable matters' which include things such as the information we use to assess your creditworthiness, information about information requests (known as 'credit enquiries'), what happens if you fail to meet your credit obligations or commit a serious credit infringement, your right to request that CRBs not use your credit information for the purposes of pre-screening credit offers, and your right to request a CRB not to use or disclose credit information about you if you believe you are a victim of fraud.

Loan Offer Contracts: If you apply for a loan with the assistance of a broker, a copy of your loan offer documents may be delivered electronically to your broker, or your broker's representative following an offer of credit. If you apply for a loan direct, a copy of your loan offer documents may be delivered electronically to you.

Nomination to Receive Notices

If you are joint borrowers, you can nominate one of you to receive most notices instead of notices being sent to both borrowers.

Each borrower is entitled to receive a copy of notices and other documents under the National Credit Code if the National Credit Code applies to the loan. By signing or otherwise completing this nomination, you are giving up the right to be provided with this information direct from us. You may cancel this nomination at any time by advising us in writing.

I/we nominate:

to receive any notices, and other documents under the National Credit Code on behalf of me / all of us.

Applicant(s) Initials _____

PRIVACY CONSENT

Address for Services of Notices

BORROWER 1
I/we nominate each of the following addresses for service of notices.

Email Address

Postal Address (post office boxes not accepted)

BORROWER 2
I/we nominate each of the following addresses for service of notices.

Email Address

Postal Address (post office boxes not accepted)

Electronic Consent

- You consent to receiving communications electronically in relation to your application and may withdraw this consent at any time by contacting us.
- You acknowledge that:
  - we may no longer send paper copies of notices, statements, disclosures and other documents to you; and
  - you need to check your email regularly for notices, statements, disclosures and other documents; and we will send electronic communications to the email address for service you have nominated in this application.

Things You Should Know

If we arrange a loan for you to purchase or refinance real estate, you should make your own enquiries about the value of the real estate and its potential for future growth. Although we may obtain a valuation, that is for our own use, and you should not rely on it.

You should ensure that you have approved finance before entering a binding contract to purchase.

We don't provide legal or financial advice unless specified in a separate contract. It is important that you understand your legal obligations under the loan and the financial consequences.

Before you accept your loan offer, make sure you read the credit contract/loan agreement carefully to understand full details of the loan. If you have any doubts, you should obtain independent legal and financial advice before you enter any credit contract.

Applicant Declaration

By signing or otherwise accepting this form, you declare that:

1. You have read and understood this Privacy Consent Form and our Privacy & Credit Reporting Policy - https://lending.altx.com.au/polices/privacy-and-credit-reporting-policy and consent to the collection, use and disclosure of personal and credit-related information in accordance with these documents.
2. For the purposes of verifying your identity, you consent to disclosing your personal information, including information about your employment, to Equifax and AltX Lending Pty Ltd or its related entities acting on your behalf. You consent to these third parties to which your personal details will be sent, to retain that information for audit purposes. You understand that if you do not provide your consent to the collection and disclosure of your information in this way, that your identity may not be verified and your application may be delayed or not processed. In that circumstance, I may be given an alternative.
3. All information provided is correct, complete and accurate to the best of your knowledge.
4. You acknowledge that we will rely on this information in assessing your application.

Applicant(s) Initials _____

PRIVACY CONSENT

5. You will provide details of any changes to the information in relation to your application as soon as practicable.
6. You understand that a submission for credit does not constitute an acceptance by us to advance credit and any decision to offer you credit is at the sole discretion of us.
7. Where any initial, or upfront fees are paid by you, including valuation fees, and the application is declined or you choose not to proceed, you will not be entitled to any refund.

☐ I agree to all of the above

☐ For the purposes of verifying your identity, you consent to disclosing your personal information, including information about your employment, to Equifax and AltX Lending Pty Ltd or its related entities acting on your behalf. You consent to these third parties to which your personal details will be sent, to retain that information for audit purposes. You understand that if you do not provide your consent to the collection and disclosure of your information in this way, that your identity may not be verified and your application may be delayed or not processed. In that circumstance, I may be given an alternative.

Signature	Signature
Date	Date
Name	Name
Position Held	Position Held

Applicant(s) Initials _____

AltX Lending

APPLICATION FORM - CONSTRUCTION

DECLARATION OF PURPOSE

(Regulation 68, National Consumer Credit Protection Regulation 2010; Section 13(5), National Credit Code) To: AltX Lending Pty Ltd (ABN 35 161 006 846) ("the Credit Provider")

Loan to ("The Applicants")

Loan Amount

I/We declare that the credit to be provided to me/us by the Credit Provider is to be applied wholly or predominantly for:

(a) business purposes; or
(b) Investment purposes other than investment in residential property.

IMPORTANT

You should only sign this declaration if this loan is wholly or predominantly for:

a) business purposes; or
b) Investment purposes other than investment in residential property.

By signing this declaration you may lose your protection under the National Credit Code.

Please ensure that all details are completed in full.
Only fully completed applications can be assessed by AltX Lending

Signature(s) of Borrower

Executed by the Borrower in accordance with Section 127 of the Corporations Act 2001 by being signed by the person(s) who is/are authorised to sign for the Company:

Signature	Signature
Date	Date
Name	Name
Position Held	Position Held

Applicant(s) Initials