



Deposit Bond Application

for **INDIVIDUAL** Applicant(s)
WITHOUT FINANCE Approval (3 - 48 Month Terms)

| 1. Individual Applicant(s) and/or Guarantor(s) Details | | | | | | | | | | Referrer Code | |
|--|------|---|--|----------------------|---------|--|----------------------|---|---|---------------|--|
| Title (Dr, Mr, Mrs, Ms) | | | | | Surname | | | | | | |
| Given Names | | | | | | | | | | | |
| Residential Address | | | | | | | | | | | |
| | | | | | State | | Postcode | | | | |
| Years at Current Address | | | | Email | | | | | | | |
| Phone | Home | | | Work | | | Mobile | | | | |
| Date of Birth | / | / | | Driver's Licence No. | | | Expiry date | / | / | | |
| I am a Permanent Australian Resident or Citizen Yes <input type="checkbox"/> No <input type="checkbox"/> | | | | | | | Number of Dependants | | | | |
| Occupation | | | | Employer | | | | | | | |
| Length of Employment | | | | Annual Income | \$ | | | | | | |
| Are you completing and signing this Application as an Applicant <input type="checkbox"/> or as a Guarantor <input type="checkbox"/> ? (Please tick as appropriate) | | | | | | | | | | | |

| 2. Individual Applicant(s) and/or Guarantor(s) Details | | | | | | | | | | |
|--|------|---|--|----------------------|---------|--|----------------------|---|---|--|
| Title (Dr, Mr, Mrs, Ms) | | | | | Surname | | | | | |
| Given Names | | | | | | | | | | |
| Residential Address | | | | | | | | | | |
| | | | | | State | | Postcode | | | |
| Years at Current Address | | | | Email | | | | | | |
| Phone | Home | | | Work | | | Mobile | | | |
| Date of Birth | / | / | | Driver's Licence No. | | | Expiry date | / | / | |
| I am a Permanent Australian Resident or Citizen Yes <input type="checkbox"/> No <input type="checkbox"/> | | | | | | | Number of Dependants | | | |
| Occupation | | | | Employer | | | | | | |
| Length of Employment | | | | Annual Income | \$ | | | | | |
| Are you completing and signing this Application as an Applicant <input type="checkbox"/> or as a Guarantor <input type="checkbox"/> ? (Please tick as appropriate) | | | | | | | | | | |

| 3. Details of Applicant's Legal Representative | | | | | | | | | |
|--|--|--------|--|--|--------|--|----------|--|--|
| Firm Name | | | | | | | | | |
| Contact Name | | | | | | | | | |
| Postal Address | | | | | | | | | |
| | | | | | State | | Postcode | | |
| Phone No. | | Fax No | | | Mobile | | Email | | |

| 4. Details of Accountant | | | | | | | | | |
|--------------------------|--|--------|--|--|--------|--|----------|--|--|
| Firm Name | | | | | | | | | |
| Contact Name | | | | | | | | | |
| Street Address | | | | | | | | | |
| | | | | | State | | Postcode | | |
| Phone No. | | Fax No | | | Mobile | | Email | | |

5. Particulars of Property to be Purchased

| | | | | | | | | | |
|--|---|--------------------------------------|---|--|--|--|----------------|------------------------------|-----------------------------|
| Is the property being purchased at Auction? If Yes, Do Not complete this section but provide details to DBA within 48 hours of the deposit bond being lodged with the Vendor. | | | | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Vendor's Name | | | | | | | | | |
| Address of Property to be Purchased | | | | | | | | | |
| | | | | State | Postcode | | Purchase Price | | \$ |
| Property Type | Residential <input type="checkbox"/> | Commercial <input type="checkbox"/> | Industrial <input type="checkbox"/> | Retail <input type="checkbox"/> | Going Concern <input type="checkbox"/> | | | | |
| Brief Description of Property Being Purchased: | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Tenure | Freehold <input type="checkbox"/> | Leasehold <input type="checkbox"/> | Strata Title <input type="checkbox"/> | Company Title <input type="checkbox"/> | Community Title <input type="checkbox"/> | | | | |
| Improvements | Existing <input type="checkbox"/> | Vacant Land <input type="checkbox"/> | Under Construction <input type="checkbox"/> | Off-the-Plan <input type="checkbox"/> | | | | | |
| Occupancy | Owner Occupier <input type="checkbox"/> | Investment <input type="checkbox"/> | | | | | | | |
| Is the Contract for Sale subject to a related Put and Call Option? If Yes, please provide copy | | | | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

6. Information Checklist

- Correctly completed & signed Application Form for Individual Applicants WITHOUT Finance
- Identification
- Copy of Particulars of Sale including any Special Conditions in the Contract for Sale
- Proof of income (ie 2 current salary pay slips or letter from employer or if self employed last Tax Return with ATO Notice of Assessment or Accountant's certification)
- Rates Notice(s) as proof of existing property ownership and Proof of equity in other assets by current statement(s) (ie Cash, Shares, Funds Under Management, Superannuation)
- Proof of Liabilities by Loan Statements for at least 3 months immediately prior to this application
- Proof of value by Independent Real Estate Agent or Valuer (only required when specifically requested by DBA)
- Deed of Guarantee as applicable.

7. Contingent Liabilities

(Including pending commitments to acquire property whether secured by cash, bank guarantee or deposit bond)

| Name of Provider | Purchase Price | Amount & Type of Deposit | Anticipated Settlement Date | Expiry Date |
|------------------|----------------|--------------------------|-----------------------------|-------------|
| | | | | |
| | | | | |

8. Source of Settlement Funds (Total = 105% Purchase Price)

| | | | |
|-------------------------|----|---------------------------------|----|
| New Loan | \$ | Sale of Property (Net Proceeds) | \$ |
| Existing Line of Credit | \$ | | \$ |
| | \$ | | \$ |
| Savings (cash) | \$ | Other | \$ |
| | \$ | | \$ |
| TOTAL | \$ | TOTAL | \$ |

9. Deposit Bond Value and Term

| | | | | | |
|--------------------|--------|---|-----|-------------------|--|
| Deposit Bond Value | \$ | being | % | of Purchase Price | \$ |
| Deposit Bond Term | Months | Is the Vendor accepting a deposit bond for a term which expires prior to Sunset Date? | | | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Completion Date | / / | Settlement Date | / / | Sunset Date | / / |

10.Statement of Assets & Liabilities of

Real Property Assets

| Owner | Property Address | Value | Lender | Loan Balance |
|-------|------------------|-------|--------|--------------|
| | | \$ | | \$ |
| | | \$ | | \$ |
| | | \$ | | \$ |
| | | \$ | | \$ |
| | | \$ | | \$ |
| | | \$ | | \$ |
| | | \$ | | \$ |
| | | \$ | | \$ |
| | | \$ | | \$ |

Liquid Assets (Cash, Shares, Term Deposit, Debentures)

| Owner | Asset Description | Financial Institution | Value & Maturity Date | |
|-------|-------------------|-----------------------|-----------------------|-----|
| | | | \$ | / / |
| | | | \$ | / / |
| | | | \$ | / / |
| | | | \$ | / / |
| | | | \$ | / / |
| | | | \$ | / / |
| | | | \$ | / / |
| | | | \$ | / / |

Liabilities (Credit Cards, Personal Loans, Margin Loans, Lease or Hire Purchase Agreements)

| Borrower's Name | Type & Term of Facility | Facility Limit & Outstanding Balance | Monthly Payment |
|-----------------|-------------------------|--------------------------------------|-----------------|
| | | \$ | \$ |
| | | \$ | \$ |
| | | \$ | \$ |
| | | \$ | \$ |
| | | \$ | \$ |
| | | \$ | \$ |
| | | \$ | \$ |
| | | \$ | \$ |
| | | \$ | \$ |

Contingent Liabilities (Including pending commitments to acquire property whether secured by cash, bank guarantee or deposit bond)

| Name of Provider | Purchase Price | Amount & Type of Deposit | Anticipated Settlement | Expiry Date |
|------------------|----------------|--------------------------|------------------------|-------------|
| | | | / / | / / |
| | | | / / | / / |
| | | | / / | / / |
| | | | / / | / / |
| | | | / / | / / |
| | | | / / | / / |
| | | | / / | / / |

| | | |
|--------|--|-----|
| Signed | | / / |
|--------|--|-----|

11. Payment and Delivery Details

An Application fully completed must be received and fee paid prior to issue of the deposit bond. No refund will be allowed after issue of the bond.

| | | | | | |
|---|---|--------------------------------------|-------------------------------|-------------------------------------|---|
| Deposit Bond Fee | \$ | Handling Fee | \$ | Total Fee | \$ |
| Cash <input type="checkbox"/> | Direct Deposit <input type="checkbox"/> | Credit Card <input type="checkbox"/> | Visa <input type="checkbox"/> | MasterCard <input type="checkbox"/> | * Merchant Service fees of 1.10% may apply for Credit Card payments |
| Name on Card | | | | Expiry Date | / / |
| Card Number | | | | | |
| Card Verification Number (CVN) | | | Cardholder's Signature | | |
| Is the Deposit Bond to be Collected by Hand? <input type="checkbox"/> OR Forwarded directly to: Applicant <input type="checkbox"/> Legal Representative <input type="checkbox"/> Other <input type="checkbox"/> | | | | | |
| Please provide alternative delivery instructions, if details differ from this Application or Contract for Sale: | | | | | |
| Name | | Phone | | Fax | |
| Mailing Address | | | State | | Postcode |

12. Disclosure Statement

The benefit payable under the deposit bond is provided solely by QBE Insurance (Australia) Limited ("QBE") ABN 78 003 191 035. Deposit Bond Australia Pty Limited ("DBA") ABN 28 002 772 487 is an agent for QBE specifically authorised to approve and issue deposit bonds to applicant(s) purchasing commercial, industrial and retail property. The reference to QBE and DBA includes all successors and assignees. DBA's services are remunerated by QBE from the transaction fee charged for each issued deposit bond.

13. Authorisation to Access Consumer Credit Information

13.1 QBE & DBA Privacy Promise

QBE and DBA are committed to safeguarding the privacy and confidentiality of personal information, relevant to this application. QBE or DBA will only collect personal information, which is relevant to this application for a deposit bond and the provision of a guarantee and use it in a way that would reasonably be expected, in order for QBE and DBA to provide deposit bond services to the Applicant.

Without this personal information, QBE will not be able to issue a deposit bond.

We may need to disclose personal information to our advisers and for the purpose of litigation.

In addition QBE and DBA will:

- Give the relevant individual opportunity to correct any personal information, or obtain access to it (some restrictions and costs may apply).
- Provide dispute resolution procedures in respect of any complaint an individual may have regarding their personal information.

Further information can be obtained by contacting our Compliance Manager by Telephone: (02) 9375-4444; Fax: (02) 8275-9022 or email to compliance.manager@qbe.com

13.2 Notice of Disclosure of Credit Information to a Credit Reporting Agency (Privacy Act 1988)

QBE, or DBA, may give information about any individual or guarantor ("you"; "your"; "I/we"; "me/us"; and "my/our") relevant to this Application, to a credit reporting agency for the following purposes:

- To obtain a consumer credit report about you, and/or
- Allow the credit reporting agency to create or maintain a credit information file containing information about you.

This information is limited to:

- Identity particulars, your name, sex, address, date of birth, name of employer, and driver's licence number
- Your application for credit, the amount applied for
- The fact that QBE, or its authorised agent is a current credit provider to you
- Information that, in the opinion of QBE, or its authorised agent, you have committed a serious credit infringement.
- The credit provided to you by QBE, or its authorised agent, has been paid or otherwise discharged

I/we understand that this information may be given before, during or after the provision of credit. QBE, or its authorised agent, has informed me that it may give certain personal information about me to a credit reporting agency.

I/we agree that QBE, or its authorised agent, may obtain information about me/us from a business which provides information about the commercial credit worthiness of persons for the purposes of assessing my/our application for consumer credit.

I/we agree that QBE, or its authorised agent, may obtain a consumer credit report containing information about me from a credit reporting agency for the purpose of assessing my/our application for consumer credit.

I/we agree that QBE, or its authorised agent, may exchange information with those credit providers named in this application or named in a consumer credit report issued by a credit reporting agency for the following purposes:

- To assess an application by me/us for credit
- To notify other credit providers of a default by me/us
- To exchange information with other credit providers as to the status of this loan where I am in default with other credit providers
- To assess my/our credit worthiness

I/we understand that the information exchanged can include anything about my/our credit worthiness, my/our credit standing, credit history or credit capacity that credit providers are allowed to exchange under the Privacy Act.

14. Applicant's Representations and Warranties

14.1 Acknowledgements

The Applicant(s) request(s) QBE through DBA to provide it with a Deposit Bond for the Deposit Bond Value requested in this application.

The Applicant(s) warrant(s) and represent(s) that all of the information and materials provided to QBE and DBA in respect of this application are true and correct. If there is any material change in that information from the time it was provided and before the Deposit Bond is issued the Applicant(s) will immediately advise DBA of the change. QBE may at its option revoke any approval provided there is any material change.

I/We agree that QBE, or its authorised agent, may contact my/our employer(s), accountant(s) or any other relevant party to obtain information, including confirmation of income and employment history, for the purposes of assessing and reviewing this application for a Deposit Bond.

The Applicant(s) declare(s) that they are over the age of eighteen years and have never entered into any arrangement or composition with their creditors nor committed any act of bankruptcy nor suffered any warrant of execution to be levied against them. The Applicant(s) further declare that they are not an undischarged bankrupt person.

If a Deposit Bond is provided, the Applicant(s)

- will, within 48 hours of purchasing a property at an auction, advise DBA and provide to DBA a copy of the front page of the contract of sale;
- acknowledges that the Counter Indemnity Agreement set out below will automatically be binding;
- acknowledges and agrees that QBE must pay out under the Deposit Bond irrespective of whether:
 - (i) the vendor is entitled to terminate the contract for sale;
 - (ii) the vendor is entitled to claim the deposit under the contract for sale; or
 - (iii) the Applicant(s) has/have a dispute with the vendor
- acknowledges and agrees that QBE is irrevocably authorised to pay out under the Deposit Bond immediately upon a request for payment being made and may make such payment without reference to the Applicant and without the need for any further authority from the Applicant.

The Applicant(s) warrant(s) and represent(s) that to the best of their knowledge there are or have been:-

- (i) no material claims, attempted claims, or potential claims against an insurer, a guarantor, a financier or any other surety body in relation to the Applicant(s)
- (ii) no material industrial or litigious action against the Applicant(s) or a related third party

14.2 Counter Indemnity Agreement

In consideration of QBE issuing the Deposit Bond, the Applicant:

- (A)
 - (i) unconditionally and irrevocably indemnifies QBE against all actions, claims, demands, liabilities, Goods and Services Tax liabilities, losses, damages, costs and expenses (including, without limitation, legal expenses on a full indemnity basis) which QBE at any time suffers or incurs directly or indirectly under or in connection with the Deposit Bond;
 - (ii) agrees to pay QBE within 7 days of demand any amount so indemnified;
 - (iii) understands that if it does not pay any amount demanded by QBE under this indemnity when due, then interest will accrue on that amount from the date payable up until the day the outstanding amount is paid. Interest will accrue on a daily basis at the 90 day Bank Bill Swap Reference Rate (rounded to two decimal places) plus a margin of 2%. This interest is payable on demand.
- (B) agrees that, upon QBE:
 - making a written demand under this Indemnity; or
 - being notified in writing by the Applicant(s) that there has been a material adverse change in my/our financial position or considers the Applicant(s) will not be able at any future time to perform the terms and conditions set out in this Indemnity,then QBE, as and from the date of the written demand or notification (as the case may be), charge as security for each amount demanded or which may become due and owing under this Indemnity all of the Applicant(s) present and future real and personal property (whether held solely or jointly with any other party).
- (C) irrevocably appoints QBE as its attorney and agent to enforce or pursue any rights the Applicant(s) may have under any contract for sale to which the Deposit Bond relates, and in this regard the Applicant(s) irrevocably authorise QBE to commence and conduct any legal proceedings in the Applicant(s) name and to settle or compromise any such legal proceedings on such terms as QBE thinks fit provided that QBE shall pay all legal costs associated with such proceedings;
- (D) agrees:
 - to do anything which it can do as the owner of its real and personal property; and
 - sign any documents to perfect the creation of the charge contemplated under this Indemnity or for the purpose of registering any such charge (as may be required);
 - to ratify and confirm any and all acts that QBE carries out as its agent and/or attorney pursuant to the above authority and power of attorney and indemnify QBE against any loss, cost, expense or liability suffered or incurred by QBE in connection with carrying out any such acts; and
 - that any charge over real property created in favour of QBE under this Indemnity creates an equitable interest in favour of QBE in any present or future real property the Applicant(s) own(s) whether solely or jointly with any other party and the Applicant(s) irrevocably authorises QBE to lodge and/or maintain a caveat over any such property.

The law governing the Indemnity is the law of the jurisdiction in which the property to be purchased is situated.

15. Signing & Acknowledgement

The Applicant(s) acknowledge(s) and agree(s) that:

- QBE has no obligation to provide the Applicant(s) with the Deposit Bond unless QBE accepts this application and receives the fee specified by DBA in cleared funds;
- Neither QBE nor any of its Agents is under any obligation to refund fees after issue of the Deposit Bond.
- QBE may require further information and materials to be provided in support of this application; and
- if a Deposit Bond is issued, the Applicant(s) will be bound by all of the terms and conditions set out in this application and in particular with the matters set out in the paragraph titled "Counter Indemnity Agreement" of this application.

QBE or DBA may provide you with additional information on other products and services. If you do not wish to receive such information please tick this box

16. Applicant Declaration - Important to read & complete before signing this form

By signing this Application do you the Applicant(s) understand that the Counter Indemnity Agreement,

(A) gives QBE the right to recover from the Applicant(s) any amount paid by QBE under this Deposit Bond? Yes No

(B) can create a charge over the Applicant(s) real and personal property? Yes No

Note: This application (including the Counter Indemnity Agreement) is executed as a deed. We recommend the Applicant(s) seek(s) legal advice on the contents of this application including the Counter Indemnity Agreement

Signed Sealed & Delivered by Applicant 1 or Guarantor

Full Name of Applicant or Guarantor (Circle as applicable)

Signature

Date at

/ /

Signed Sealed & Delivered by Applicant 2 or Guarantor

Full Name of Applicant or Guarantor (Circle as applicable)

Signature

Date at

/ /

All Correspondence and Enquiries should be directed to:

Deposit Bond Australia Pty Ltd
Locked Bag 4004, Surry Hills, NSW 2010; or
Suite 203, 64 Kippax Street, Surry Hills, NSW 2010
Email: admin@deposit.com.au

(T) 02 9966 1044 or 1800 BOND 88 (F) 02 9966 1320