



Trusts and Self-Managed Super Fund

Due to the arrangement/structure involved in a Trust or SMSF acquiring real estate, the trustees are required to act as Personal Guarantors and assessment is made on net worth based on existing real estate privately held outside of the Trust or SMSF.

In addition to completion of the Application Form by the Trust acquiring the asset, plus the Personal Guarantor Statement by the trustees, we require:

1. A copy of the front page of the Contract of Purchase so we can identify the Vendor, Purchaser and Property, Settlement Date, plus any Special Conditions, including the Sunset Clause where the real estate acquisition is 'off the plan'
2. A copy of the relevant pages of the Trust Deed identifying the trust; the trustees; and their authority to sign the application form
3. A copy of photo ID, preferably driver's licence
4. Where showing real estate assets (occupied or rental), copy of council rate notice within last 6 months to prove ownership
5. For any rental property, a copy of a rental statement within last 3 months
6. Where a home loan exists, we require a copy of the last 3 month statements to demonstrate repeat monthly payments. We require a full copy with bank logo; account numbers, borrowers names; and balance. Where there are not monthly statements, it is OK to provide a full copy statement issued in the last 6 months and an internet screen shot of repeat payments. That way we can match up the account number with the full copy. For other car leases, loans or overdraft, a copy of the most recent statement

Please note that:

- A. A \$110 reissue fee applies if the Deposit Bond is issued based on incorrect information
- B. We can't accept any applications where white out has been used to make the correction – best to hand alter and initials any changes
- C. Witnesses (a person over 18yrs old) attesting to any applicant/guarantor's signature must be a third party (can't be one of the applicants or guarantors)
- D. We can receive the Application Form and required supporting documents via email (bonds@aussiebonds.com.au) or by fax (1300 739 817) to process and issue the Deposit Bond
- E. We subsequently require the signed original Application Form for our file

Once we have complete documentation (AEST) and payment, we can normally issue the Deposit Bond within an hour or so.

Please refer to our website for contact details during and after business hours.