



Latitude Financial Services
Equity Loans
572 Swan Street
Burnley VIC 3121

T 1300 303 784
F 1300 792 199

Operational Hours
8am – 5pm
EST Monday to Friday

How to discharge your mortgage?

Fax: 1300 792 199

E-mail: collections.realisation@latitudefinancial.com

Post: Latitude Financial Services, Equity Loans Department, 572 Swan Street Burnley VIC 3121

If you have any questions about this form, please call us on 1300 303 784 Option 2

What Does This Mean?

When discharging your mortgage, you are paying your current loan in full. The mortgage we have registered on the title of your property is removed, and we will no longer hold it as security.

Reasons you may want to discharge your mortgage:

- Selling the property or properties we hold as security;
- Refinancing your entire loan into a different loan and/or to a different lender; or
- Making a lump sum payment, to pay out your loan in full in order to discharge.

How Do I Start the Process?

When you have decided to proceed with discharging your mortgage, you will need to complete and sign the attached Full Discharge Authority and return it to us by fax, email or post. (See the top of the form for details)

What Costs Are Involved?

There are costs to be considered when discharging your mortgage. In addition to costs charged by other parties to complete this transaction, you will also be required to pay for any fees and charges under your existing mortgage. These fees are defined in your loan contract, subject to any amendments you have received, and could be any one or a combination of the following:

- Deferred administration fee and/or discharge fees;
- Penalty interest;
- Break-costs (if you have a fixed rate loan account);
- Our legal costs (including disbursements and solicitors fees (to be supplied by the instructed solicitors);
- Government fees and charges (to be supplied by the instructed solicitors)

I/We request you to discharge the above property/ies, pay out my loan in full, and authorise the trustee (Permanent Custodians Limited or GEL Custodians Limited) to execute the required Discharge of Mortgage for all properties secured under this loan and hand all relevant documentation to my representative, as indicated below.

I/We understand and acknowledge that a Deferred Administration Fee may be payable (confirm with Customer Service on 1300 650 921 if you are unsure).

I/we also acknowledge that I/we will be required to pay any solicitor and trustee fees to complete the discharge.

To arrange Settlement (please complete below)

Anticipated settlement date is ____/____/____

Reason for discharge (please tick) Refinance Sale Payout and discharge

Please contact: (please tick the relevant contact and complete the below)

My new lender; or My solicitor or conveyancer; or I will be representing myself in this matter. My contact details are:

Company Name (if applicable):

Contact Name:

Address:

Phone:

Fax

All Borrowers and Guarantors to sign (if signing for a company, please specify if director, secretary, sales director)

Signature: _____ Date: _____

Print Name: _____

Borrower Guarantor Power of Attorney

Signature: _____ Date: _____

Print name: _____

Borrower Guarantor Power of Attorney

Signature: _____ Date: _____

Print Name: _____

Borrower Guarantor Power of Attorney