



Avoid the most common delays to settlement

HEARTLAND REVERSE MORTGAGES

You can help to avoid delays to settlement by ensuring that each document required for the loan application is provided and in an accepted form. Below is a **shortlist** of the most common omissions. Please refer to the **required documents checklist** within the **loan application form** for the complete list.

- Certificate of currency**
- A current certificate of currency from the insurer is required for the security property, including:
- borrower(s) as the insured party;
 - security property address;
 - policy number and expiry date;
 - ASF Custodians Pty Ltd noted as the interested party/mortgagee; and
 - building cover to be for a minimum of replacement insurance amount as per loan documentation.
- Unless insurance policy is under body corporate, then a current certificate of currency is required only.**
- Bank statement**
- A bank statement needs to be provided to verify borrower's account details for funds to be deposited (into their nominated account). This must include the following:
- account name (must be in borrower(s) name); and
 - BSB and account number.
- Please ensure that these details are also confirmed on the completed payment instructions form and that this form is signed.**
- Certificate of Title**
- The original Certificate of Title is required to enable Heartland to register their mortgage. **The paper title is required, unless it has already been converted to an electronic title.**
- Liabilities payouts and payment details**
- In order to payout the existing debts at settlement (excluding the mortgage), we will require bank statements indicating the following:
- current balance of debt (can be confirmed verbally or via email);
 - account name (must be in name of borrower(s)); and
 - payment/BPAY details (usually on the statement).
- In order to payout an existing mortgage you must contact the outgoing provider and complete a Discharge Authority Form. Please provide a copy to Heartland.**
- Originally certified identification (if requested)**
- If originally certified identification is requested, acceptable forms are:
- current driver's license (copy of front and back); or
 - commonwealth passport (expiry date must be within 2 years); or
 - government issued ID card.
- If borrowers do not have the above forms of ID we can accept a combination of one of the following:
- birth certificate/extract with marriage certificate if surname differs;
 - citizenship certificate; or
 - Centrelink pension card;
- Combined **WITH** one of the following:
- rates notice which has been issued within the last three months;
 - utility notice which has been issued within the last three months; or
 - ATO assessment notice which been issued within the last twelve months.
- Certifications, for each identification copy, must be stamped, signed and dated by the relevant authoriser and can be no more than 12 months old at the time of receipt by Heartland.**

If you have any questions, please contact your broker.