



Mortgage Discharge Authority

Letter of Instruction

FULL DISCHARGE ONLY

IMPORTANT: DO NOT USE THIS FORM FOR A PARTIAL DISCHARGE.

For a partial discharge, you will need to contact your Broker or Mortgage Manager to request a loan variation to be submitted on your behalf.

For help with this form or for enquiries relating to fees and charges, please call us on 1300 300 989.

- Ensure you have read and understood the form. Once it is signed, this is a formal Mortgage Discharge Authority and is valid for 90 days.
- Print all pages of the form. All Borrowers must sign to authorise the request. Digital signatures are not accepted as your signature is your identification.
- Once form is signed, scan all pages and email to **discharge@advantagedge.com.au**. Make sure you email the form at least 10 business days before your proposed settlement date.
- **For VIC only, for a full release of property (clear title and not a refinance) – electronic control of the title will be transferred to the Victorian Registrar of Titles** once our mortgage has been discharged. Please notify your Banker/Release Case Manager as soon as possible prior to the discharge of mortgage if you prefer electronic control of the title to be sent to your nominated Solicitor/Conveyancer. Please advise your Banker/Release Case Manager of their details.

DEFINITIONS:

- A **full discharge** is where you instruct us, using this form, to pay out your Advantagedge home loan facility identified in section 1 and to discharge all the securities for that facility.
- A **partial discharge** is where you instruct us to discharge some, but not all the securities for your Advantagedge home loan facility and the facility won't be closed.

1. Property and security details

Loan ID(s):

Do you have a proposed settlement date?

Yes ☐



Proposed settlement date:

No ☐

Do you want access to the purchaser's deposit funds (Section 27 of the Sale of Land Act, VIC only)?

☐ Yes Provide a copy of the Contract of Sale; and confirmation letter requesting the release of deposit funds under Section 27 of the Sale of Land Act.

☐ No

Please complete ALL details below, including the reason for discharge of each property:

Addresses of ALL properties being discharged / refinanced:

	Property sale	Refinance*	Loan to be repaid
1. <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*** If refinancing, please complete the below to assist settlement instruction and avoid settlement delays:**

☐ ALL properties listed above will be refinanced to one new lender Name of New Lender:
Reference Number of New Lender (if known):

☐ Properties listed above will be refinanced by multiple lenders Please complete ALL details below:

New Lender for Property 1: <input type="text"/>	Reference number of new lender (if known): <input type="text"/>
New Lender for Property 2: <input type="text"/>	Reference number of new lender (if known): <input type="text"/>
New Lender for Property 3: <input type="text"/>	Reference number of new lender (if known): <input type="text"/>

Note: If you have a fixed rate loan, break costs can be substantial.

If you discharge the facility before the end of the fixed rate period, you may be liable for break costs. The cost or loss usually arises because of changes in money market rates of interest between the start of the fixed rate term when a break event occurs. To find out how much your break cost would be, please contact us on 1300 300 989. If you require more information on break costs, please refer to your 'Loan Contract Terms and Conditions' booklet.

2. Borrower details

Please complete ALL details below for the borrower who will be the main point of contact for settlement:

Borrower name:

Contact number:

Address:

Email:

3. Who will be acting for you at settlement?

☐ I am acting on my own behalf.

NOTE: If refinancing, you will need an appointed representative, or new lender listed to act on your behalf.

☐ I am represented by my solicitor, conveyancer, broker or appointed representative ► **Please complete ALL details below:**

Name of Organisation:

Contact Name:

Contact Number:

Email:

Preferred method of contact: ☐ Phone ☐ Email

Is there another person you wish to authorise to speak to us about this request on your behalf?

☐ Yes ► Name & relationship (e.g. Broker): Email:

☐ No

4. Remaining settlement funds

Where there may be excess funds after discharge, please deposit remaining funds to the following account:

☐ Into my direct debit account held on file; OR

Account Name:

BSB:

Account Number:

Please note: If you do not nominate an account for excess funds to be paid, Advantedge will pay the excess funds into the account held on your profile, which may be an account held in the name of one borrower only.

5. Authorisation

By signing the Mortgage Discharge Authority form, the Borrower(s):

- Declare that the information given in the form is true and correct;
- Authorise Advantedge Financial Services Pty Ltd ABN 36 130 012 930 ("Advantedge") to surrender the above detailed security, to the representatives detailed above, in exchange for the settlement amount requested by Advantedge;
- Authorise Advantedge to act on instructions from, and to provide information relating to this Discharge Authority to, the Legal Representative, Other Contact, or Financial Institution named in this form (or their legally appointed representatives, if applicable) and the Legal Representative, Other Contact or Financial Institution listed as acting on your behalf in the Electronic Lodgement Network, any information or documentation they require about this account and security in order to effect settlement.

Borrower 1

Full name (please print):

Signature:

Date:

Borrower 2

Full name (please print):

Signature:

Date:

Borrower 3

Full name (please print):

Signature:

Date: