



New Application

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General

APPLICATION DATE

10/02/2020

ADVISER NAME

Paul Yang

ADVISER CONTACT NUMBER

021384873

ADVISER EMAIL

paul@starmortgage.co.nz

Loan Information

LENDER

ANZ

LENDING AMOUNT REQUIRED

\$500,000

LENDING PURPOSE

New Purchase × Top Up ×

PURPOSE

LVR

UMI

SETTLEMENT DATE

年/月/日

FINANCE DATE

年/月/日

SECURITY HOLDER

Yifeng Zhu & Ting Wu

BORROWER

Yifeng Zhu & Ting Wu

Security

Security Information

PROPERTY ADDRESS

47 Mera Road, Algies Bay

PROPERTY TYPE

House

USE

Owner Occupied

VALUE

\$900,000

Security Information

⊖ REMOVE

PROPERTY ADDRESS

TBA

PROPERTY TYPE

House

USE

Investment

VALUE

+

ADD MORE PROPERTY

Applicant

+

NEW APPLICANT

+

LEADS

+

CLIENTS

<div><div></div></div> Yifeng Zhu	<div><div></div></div>
<div><div></div></div> Ting Wu	<div><div></div></div>

Assets

		DESCRIPTION	VALUE
Cash			
Saving	<div>+</div>	ANZ	\$203,500
Investment	<div>+</div>	(shares, stock, bond etc)	
KiwiSaver	<div>+</div>	(KiwiSaver Provider, owner)	\$3,820
Motor Vehicle	<div>+</div>	(model)	\$15,000
Furniture			\$100,000
Term Deposit			
Other Currency Account			
Deposit on property (If Paid)			
Property	<div>+</div>	47 Mera Road, Algies Bay	\$900,000
Business owned	<div>+</div>	Snells Beach Fish and Chips Ltd	\$150,000
Other Assets (Specify)	<div>+</div>	(KiwiSaver Provider, owner)	
Total Value			\$1,372,320.00

Liabilities

LOAN

Home Lc ▼

+

DESCRIPTION

ANZ

BALANCE

\$105,000

Other Liabilities

+

PROVIDER

LIMIT

BALANCE

Revolving Credit

+

ANZ

\$350,000

\$146,500

Overdraft Limit

+

Credit Card

+

ANZ

\$10,500

Store Card

+

PROVIDER

MONTHLY COST

BALANCE

Hire Purchase

+

Total Liabilities Value

\$251,500.00

Equity

\$1,120,820.00

Income

Monthly Income from work

Yifeng Zhu

INCOME

+

Salary/wages ▼

DESCRIPTION

Snell Beach Fish&Chips Ltd

GROSS

\$29,106

NET

\$2,049

Ting Wu

INCOME

+

Salary/wages ▼

DESCRIPTION

PAYE & Shareholder salary

GROSS

\$48,000

NET

\$3,326

−

Business Profit ▼

\$86,120

\$4,275

Monthly Income from Rental

INCOME

+

Rental Income ▼

DESCRIPTION

350/week

NET

\$1,138

Total Monthly Income

\$10,788.00

Expense

EXPENDITURE		DESCRIPTION	MONTHLY EXPENSES
⊕	New Mortgage Proposed ▼	\$600,000	\$3,852
⊖	Existing Mortgage ▼	ANZ \$105,000	\$674
⊖	Other ▼	ANZ flexi \$350K limit	\$2,247
⊖	Credit Card ▼	Limit \$10500	\$315
⊖	Childcare ▼	Property address, owner, existing/proposed,	\$191
⊖	Motor Vehicle ▼	Property address, owner, existing/proposed,	\$300
⊖	Utilities ▼	Property address, owner, existing/proposed,	\$400
⊖	Food ▼	Property address, owner, existing/proposed,	\$1,000
Total Monthly Expenses			\$8,979.00
Surplus			\$1,809.00

Notes

NOTE ⊕

People
Yifeng Zhu & Ting Wu are a married couple, raising two kids who are 4 and 7 years old. Mr. Zhu is a NZ citizen, while Ms. Wu is a permanent resident. Both of them are working in Ms. Wu's business, named "Snells Beach Fish and Chips Limited". Mr. Zhu was a foundation builder in HL Foundation Ltd, he resigned in July 2018 and works in his wife's business as he needs time to take care of the children. The client has been running the business for more than 2 years, she is holding 100% shares of the business. The location is Shop16, 280 Mahurangi East Rd, Snells Beach.

Income
In FY2019
Mr. Zhu's PAYE salary - \$29,106 p.a
Ms. Wu's PAYE salary - \$33,126 p.a
Ms. Wu's shareholder salary - \$14,874 p.a
Business profit - \$51,297 p.a (Net)
The proposed rental income from new-purchased property - \$350/week

Expenses
The daycare fee for the younger child is \$44/week

Security
47 Mera Road, Algies Bay & New purchased property

Documents Checklist



APPLICATION FORM



APPROVAL LETTER



APPRAISAL



GIFTING LETTER



PROOF OF IDENTITY



RATE LOCK FORM



SALES PURCHASE AGREEMENT



IRD SUMMARY



PAYSLIP



BOARDER AGREEMENT



VALUATION REPORT



LOAN STATEMENT



FINANCIAL REPORT



LEASE AGREEMENT



BUILDING REPORT



LOAN AGREEMENT



BANK STATEMENT



RENTAL AGREEMENT



SUPPORT LETTER



ADDITIONAL FILES

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