



Mortgage Brokers Australia

Dear Valued Client

Mortgage Brokers Australia would like to welcome you to our new office location.






We have moved to Centro on James, corner of Robertson and James Street Fortitude Valley (near the Centro Cinema and coffee shops).

We also have taken the office move as an opportunity to update and refresh our logos / image.

We would appreciate your feedback and if you have any topics you would like us to cover, please contact us on 3257 2822 or drop in for a coffee and a chat at our new office.



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Protect your mobile phone from theft



For future reference, if you lose your mobile or it gets stolen, keep a copy of your phone's serial number. To access this number, simply key in the following digits on your phone: * # 0 6 #

A 15 digit code will appear on the screen. This number is unique to your handset. Write it down and keep it somewhere safe. Should your phone get stolen, you can phone your service provider and give them this code. They will then be able to block your handset, so even if the thief changes the SIM card your phone will be totally useless.

You probably won't get your phone back, but at least you know that whoever stole it can't use or sell it either.

If everybody did this, there would be no point in stealing mobile phones.

Value added information - *Financial Advisor*

You have your dream home from which you have gained equity. Do you: buy an investment property, shares or build up your superannuation? Or maybe you have overlooked life insurance. Could you continue with your loan

repayments if you partner was injured or passed away?

Financial Advisors provide advice on:

- ? Financial planning
- ? Investment planning
- ? Retirement planning
- ? Estate planning
- ? Wealth creation
- ? Risk management
- ? Self-funding Superannuation
- ? Life insurance



MBA meet with financial advisors regularly to ensure our clients are working towards a successful future. Please contact us for some of the best advisors in Brisbane.

Yearly Maintenance Checklist

From 'Your Mortgage Magazine'

For most people, buying a home is the biggest investment you will ever make. Following a regular maintenance program to keep it in top condition is important for two reasons:

1. The longer you put off repairs, the more they'll cost you in the long run.

IMPORTANT: This is not advice. Clients should not act solely on the basis of the material contained in this newsletter. Items herein are general comments only and do not constitute or convey advice per se. The newsletter is issued as a helpful guide to client and is for their private information. Every effort is made to ensure the contents are accurate at the time of publication. We take no responsibility for any subsequent action that may arise from the use of this newsletter. Published by MBA - www.mortgagebrokersaustralia.com.au

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2. Soon or later, you may want to put the house up for sale and a neglected house can take thousands of dollars off the sale price.

Gutters

- ✍ Clear out the gutters to avoid rust & potential fire hazard.
- ✍ Check that the gutter & downpipes are in good condition.
- ✍ Clean drains by removing the grate & scooping out the debris.

Paint & Timber

- ✍ Most timber has some form of protective coating & nothing looks worse than cracked paint.
- ✍ Continual moisture can also damage timber such as decking. Never place pot plants directly onto the woodwork, instead raise them on pot feet or place a base under them.
- ✍ Check all woodwork to ensure there's no rot. Any rot found to be removed & treated with preservative.

Garden & Pests

- ✍ Clean outside pavers. This will stop moss & stains building up.
- ✍ An annual check by your pest firm can make life a lot more comfortable for you and your family.
- ✍ Repair any fences & oil the gate hinges.

Roof

- ✍ Check your roof for broken or rusting metal.
- ✍ Check tin roofs for small rust spots & holes. These can be quickly fixed with a bitumen-based sealer & a spatula.

Bricks & Mortar

- ✍ Check for cracked bricks/mortar both inside & outside. Cracks can indicate potential problems with the foundations – the bigger the cracks, the more serious the problem.
- ✍ Check for damp & subsidence underneath the house – they're often the starting point for cracked brickwork & warped floors.

Electricity

- ✍ Check electrical wiring for damage, ageing or any bare wires.

Insurance

- ✍ If the property has gone up in value, so will the cost of replacing it. Ensure your insurance policy has the updated value on it.

New Loans – Reverse Mortgages



The new buzz in the mortgage and financial industry is Reverse Mortgages.

Today we are aware on how important it is to have adequate superannuation, however the age group of 60+ are already retired and often finding the pension does not cover day to day cost of living or major events like unplanned medical expenses / replacing the car / home renovations / holidays / financial assistance to family members.

Reverse Mortgages are designed for people over 60 years of age who are asset rich & cash poor.

In the past it was believed that once you owned your own house you were set for life. The pension was going to look after you. How wrong was that!

These independent people become reliant on family members and help from the community.

The options they have are:

- a. A low standard of living
- b. Sell the home they probably lived in for the last 20 years to buy something smaller
- c. Rely on family members to help out

Reverse Mortgages are designed for seniors to allow them access to the equity in their home without having to sell their home, make any repayments or show any income.

The loan is secured against their property with interest charges and fees capitalized each month – opposite to normal home loan which reduces every year. The Reverse Mortgage starts at a low amount and increases. There is no fixed term for these loans.

Repayment is deferred until:

1. The property is sold
2. The borrowers no longer reside in the house
3. The borrowers are deceased

Benefits:

1. Borrow against equity in home or investment property
2. Receive one lump sum
3. Continue to reside comfortably in their own home & live life to the fullest
4. Remain independent.

If you would like more information or a brochure sent to you, please contact our office on 3257 2822.

Housekeeping

Have you given our office your e-mail address? If not please send it to: enquires@mortgagebrokersaustralia.com.au



If you know of anyone else who would like to receive our newsletter or if you wish to unsubscribe from this newsletter, simply contact our office.

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