Turnkey Loan Application

TO: Turnkey Build Pty Limited as trustee for the Turnkey Build Trust (Lender)	
FROM (Borrower or You)	

This loan application constitutes a Home Build Loan Approval Request as defined under your Turnkey Build Loan Facility Agreement and the terms defined in the agreement (including by reference) have the same meaning in this Home Build Loan Approval Request.

PROJECT DETAILS

Project name (the name you are using to refer to the project)	
Project address (the address of the Land you have contracted to acquire)	
Development name (the name used by the Developer to market the broader sub-division project)	
Developer's name (the party from whom you have contracted to purchase the Land)	
Developer's funder (if any) (if it has registered a mortgage over the Land)	
Single dwelling or multi-unit	
Number of stories	
Area of building (sqm)	
Build specification (low/medium/high)	

PROJECT FEASIBILITY (INCLUDING GST) ($)

Project value	
Land cost	
Build cost	
Project margin	
Project margin %	

HOME SALE CONTRACT DETAILS

Customer's name	
Address	
Email	
Phone number	
Lawyer's details	
Deposit paid by the Customer ($)	
Sunset date (if any) (period of time available to you to settle the sale of the completed home)	

LAND PURCHASE CONTRACT DETAILS

Settlement date (the last date for you to pay for the land)	
Sunset date (date after which the Developer and/or you can walk if title issuance is not achieved)	
Deposit paid ($)	
Builder's Terms (period of time after issuance of title for you to settle the acquisition of the Land)	

BUILDING CONTRACT DETAILS

Build cost (inclusive of GST) per sqm	
Confirmation that there is no sunset clause in the build contract	
Confirmation that the build contract is for a fixed price, and variations are between Builder and Customer	

You confirm that:

• the information provided in this request is accurate; and

• all three contracts (Home Sale, Land Purchase and Build) are in full force and effect.

SIGNED on behalf of the Borrower

DocuSign / Digital Signature	Authorised signatory name	Date

DOCUMENTS TO ACCOMPANY THE APPLICATION

Please send these documents with the Loan Application to TKB at nick@tkb.co.nz.

- [ ] Land Purchase Contract
- [ ] Home Sale Contract
- [ ] Builder's Contract
- [ ] Build Schedule
- [ ] Development Feasibility Report
- [ ] Evidence that the Land Purchase deposit paid by the Borrower has been received by the Developer
- [ ] Evidence that the Home Sale deposit paid by the Customer is held by the Borrower’s solicitor
- [ ] Concept Drawings

LENDER APPROVAL

The loan application is approved, subject to receipt of the information shown in the pre-funding checklist.

SIGNED on behalf of the Lender

DocuSign / Digital Signature	Authorised signatory name	Date

PRE-FUNDING CHECKLIST

These items are required prior to first drawdown, not with the initial application.

- [ ] Evidence of title issuance
- [ ] Developer’s consent to lodge caveat (if required)
- [ ] Developer’s bank’s consent to Land Purchase Contract (if required)
- [ ] Developer’s consent to assignment (if required)
- [ ] Contracts works insurance – certificate of cover
- [ ] Performance Bond signed off with BuiltIn Insurance
- [ ] Evidence of post settlement defects and liability cover obtained
- [ ] Building Consent including final drawings