



## **MBS Lending Ltd Withdrawal Conditions**

MBS Lending Ltd may withdraw your offer if any of the following conditions are met:

1. There has been a material change in your circumstances since the date you applied for the mortgage which is likely to have a material impact on your ability to afford the loan and:
  - (a) we were not aware of the change before we provided the offer to you; and
  - (b) had we been aware of the change we would not have provided the offer to you or would have provided the offer to your for a lower amount.
2. We discover that you have intentionally:
  - (a) provided us with untrue, inaccurate or incomplete information as part of your application for the mortgage and we have used this information in deciding whether to provide the offer to you; or
  - (b) withheld information which we have requested from you as part of your application for the mortgage and had we been aware of the relevant information we would not have provided the offer to you.
3. We have reason to suspect you are involved in any criminal or fraudulent activity or you are convicted of a serious criminal offence and had we been aware of the criminal or fraudulent activity or offence we would not have provided the offer to you or would have provided the offer to you for a lower amount.
4. As part of the steps we undertake prior to transferring the amount of the loan to you or your solicitor or licensed conveyancer we require your solicitor or licensed conveyancer:
  - (a) to carry out certain checks in relation to the condition, value or title to the property; and
  - (b) to confirm that any adult occupiers in the property who are not also borrowers have agreed to postpone any interest they have in the property to us.

Once these checks are completed, our solicitor or licensed conveyancer will confirm this to us and provide us with a certificate of title document which confirms who owns the property and details of the transaction. We may withdraw this offer if our solicitor or licensed conveyancer tells us that it cannot provide us with a clear certificate of title; any adult occupier has not agreed to postpone their interest; or the solicitor or licensed conveyancer cannot comply with our instructions in relation to the property.

5. There is a change to the condition, value or title to the property or we revalue the property after the date of this offer and such change or the revaluation has a material impact on the suitability of the property as security for the loan.
6. We are no longer permitted to lend the money to you due to our regulator removing or restricting our permission to lend.