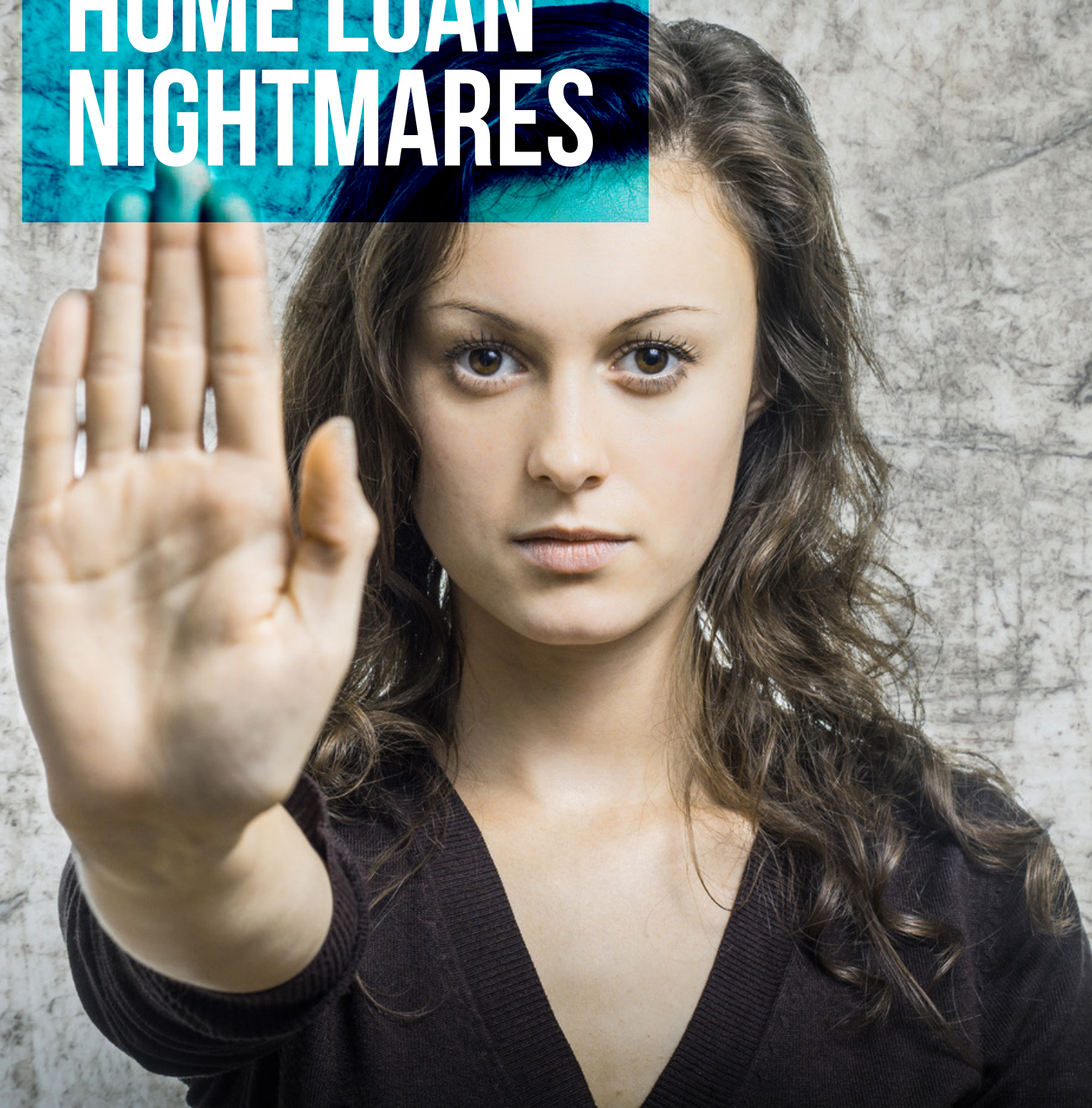


HOME LOAN NIGHTMARES



FIVE THINGS

the bank doesn't want you to know.



CONSORTIUM
PRIVATE WEALTH

5 STEPS

to **assess** your current home loan, set your own **schedule and pay** off your loan in a timeframe that suits your plan

4

DIRTY LITTLE SECRET NO. 1

Think of the clarity and confidence you will have knowing that you're in the best home loan available to suit your needs...

6

DIRTY LITTLE SECRET NO. 2

Imagine knowing that once your home loan has been reviewed, you will have a clear indication of when your home loan will be paid out...

8

DIRTY LITTLE SECRET NO. 3

Imagine that by making small adjustments to your current spending habits you can save tens of thousands of dollars...

10

DIRTY LITTLE SECRET NO. 4

How confident would you feel knowing that your cash flow is under control and has been monitored on a daily basis ensuring...

12

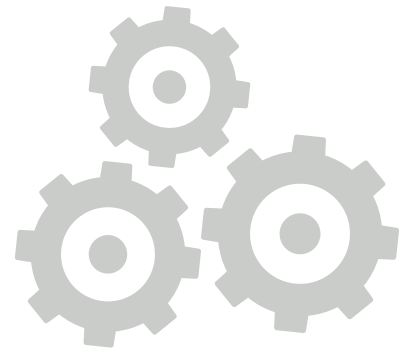
DIRTY LITTLE SECRET NO. 5

Imagine feeling the relief in the knowledge that their feeble attempts to drag you into higher debt for longer, will not form part of your secure...

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SUMMARY

Our commitments to our family, homes and lifestyle are at the core of what we all work so hard to build and protect...



DOES THIS SOUND LIKE YOU?

You're working hard to pay your home loan off as soon as possible, but bank costs and the increasing cost of living seems to work against your efforts to make substantial inroads in your attempts to own your home sooner.

With this document, you will learn how to assess your home loan and put yourself in a position where you may pay your loan off years earlier.

You'll go from being anxious about looking at your home loan statements, where you always feel disappointed with the lack of progress you make paying down the principal, to being in control and knowing that in a fixed time in the future your loan can be paid off and you'll be excited to know that you'll be saving thousands of dollars in interest costs in the process.

You'll be optimistic knowing that your home loan can be paid off years earlier and provide the financial freedom and choice to do the things you want to do while providing that vital extra time to save for your retirement.

Here are the five steps to assess your current home loan, set your own schedule and pay off your loan in a timeframe that suits you, your family and future retirement.





**NO OVERPAYING FOR FEATURES
AND BELLS AND WHISTLES THAT YOU
JUST DON'T NEED**

HOME LOAN NIGHTMARES

5 things the bank doesn't want you to know.

DIRTY LITTLE SECRET NO. 1

DIRTY LITTLE SECRET NO. 1

Think of the clarity and confidence you will have knowing that you're in the best home loan available to suit your needs and not overpaying for features and bells and whistles that you just don't need.

When was the last time your bank called you to review the existing home loan? It's just not in their DNA to replace a product that makes them lots of money even if there are better options available! Paying a higher interest rate or unnecessary fees and charges can add years and tens of thousands in interest costs onto your home loan.

ACTION

If you want to find out just a little bit more about your home loan, grab your last statement, check out the interest rate and monthly fees. Complete a simple Google search as there are many home loan rate comparison websites to compare your loan. Remember, if you're paying more for your current home loan than the advertised specials the bank won't be chasing you down to switch because you're far too profitable to them.



When was the last time your bank called you to review the existing home loan?

DIRTY LITTLE SECRET NO. 2

Imagine knowing that once your home loan has been reviewed, you will have a clear indication of when your home loan will be paid out.

As a rule of thumb the banks don't want you to be out of debt, keeping you in more debt for longer means more interest and more profit for bank shareholders. Have you ever noticed on the banks home loan calculators on their websites, the home loan terms always default to 30 or 25 years? More often than not this will leave precious little time to accumulate retirement savings, but will guarantee more interest paid by you and more profit for the bank.

ACTION

Here's how you can calculate how you're tracking with your home loan. Again grab your loan statement, identify the interest rate, your repayments, outstanding loan amount and find a simple mortgage calculator to find out based on your current situation how long it will take to pay out your loan. I would always encourage you to add an extra 1.5% to allow for future rate increases just to be conservative. Will this leave you with enough time to accumulate funds for retirement? Or does the total interest you have paid make you feel sick to the stomach?



Have you ever noticed on the banks home loan calculators on their websites, the home loan terms always default to 30 or 25 years?



**HAVE A CLEAR INDICATION OF
WHEN YOUR HOME LOAN WILL BE
PAID OUT**

**SAVE TENS OF THOUSANDS OF
DOLLARS IN INTEREST COSTS AND
YEARS OFF THE LOAN TERM**



DIRTY LITTLE SECRET NO. 3

Imagine that by making small adjustments to your current spending habits you can save tens of thousands of dollars in interest costs and years off the loan term.

It's time to swing the balance between interest paid against principal repayment back into your favour sooner. While the banks are busy trying to sell more products, offer credit card increases, encourage you to draw back on your home loan, you know from your research and staying the course you will not be distracted from the bigger picture that will provide you financial freedom from debt.

ACTION

Again using the same home loan calculator as before, start to tinker with the repayments and see what affect small increases to your repayments will have on the term of your loan and the interest that you pay.



It's time to swing the balance
between interest paid against
principal repayment back into
your favour sooner.

DIRTY LITTLE SECRET NO. 4

How confident would you feel knowing that your cash flow is under control and has been monitored on a daily basis ensuring that you'd never lose sight of the bigger picture of financial freedom.

The small differences in home loan repayments I've mentioned above, are often sacrificed by poor spending habits on items we don't need. We make these purchases without the knowledge of the long-term effect this will have on the term of our loan and the extra interest costs we will incur. The banks and retailers spend tens of millions each year on marketing to entice you to take up their offers and buy their products.

ACTION

If you take the time to look at your bank statement and check the last 20 transactions, are there any regretful purchases that if you had your time again you would reconsider?

Studies have shown that we get more gratification by paying debt off quicker to a set plan than buying that item of clothing that we didn't need! Go back to the home loan calculator put in your current interest rate and loan amount and current repayments and add \$30 per week to the repayments, I know you'll be surprised at the results.



The banks and retailers spend tens of millions each year on marketing to entice you to take up their offers and buy their products.



**ENSURE THAT YOU NEVER LOSE
SIGHT OF THE BIGGER PICTURE OF
FINANCIAL FREEDOM**



SECURE LONG-TERM PLANNING TO FINANCIAL INDEPENDENCE

DIRTY LITTLE SECRET NO. 5

Imagine feeling the relief in the knowledge that their feeble attempts to drag you into higher debt for longer, will not form part of your secure long-term planning to financial independence.

It's the bank employees job to meet sales targets, whether that's a new account, a new credit card, general insurance, or a personal loan. It's not about replacing your current products with new or improved options that might provide cost reductions and extra benefits for you.

Always remember, in a debt and consumer driven world the banks play a crucial role in making sure that if you want to have it now, you can! There's no need to wait when you can draw back on your home loan, credit card or just grab a convenient personal loan.

ACTION

Have a think about over the last five years, what level of debt did you have five years ago compared to now? All going well debt is reduced, if debt has increased or has stayed the same it might be the time to complete some planning.



If debt has increased or has stayed the same it might be the time to complete some planning.



SUMMARY

Our commitments to our family, homes and lifestyle are at the core of what we all work so hard to build and protect. Imagine the freedom that you would feel by taking greater control of your financial outcomes; knowing exactly when your home loan will be paid out based on some simple planning.

Now is the time to question who we are working for, for ourselves and our family or for bank shareholders profit?

IMPORTANT

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