

Nifty Lending Services

CLIENT CONSULTATION (1-2 DAYS)

Initiate a discussion with the client to grasp their financial objectives. Explore their current monthly repayments, interest rates, and any specific goals they have in mind. Issue a CREDIT GUIDE AND PRIVACY CONSENT during this phase.

DOCUMENT COLLECTION AND CREDIT ANALYSIS (DEPENDS HOW QUICKLY CLIENT ARRANGES)

Assist the client in obtaining their credit report and assessing their credit score, offering guidance on improving it for more favorable refinancing terms. Guide the compilation of necessary financial documents, ensuring completeness and accuracy. Provide a pre-qualification assessment to estimate potential loan amounts, aiding in setting realistic expectations and refining suitable options.

SITUATION ANALYSIS (1-5 DAYS)

Following an in-depth analysis of documents, issue clients a STATEMENT OF CREDIT ASSISTANCE (SOCA) to sign. Present the client with customized loan options from various lenders, discussing the pros and cons of each, including considerations like interest rates and closing costs.

APPLICATION SUBMISSION (1 DAY)

We will complete and lodge the formal loan application, ensuring the accurate provision of all necessary information to streamline the assessment process.

LOAN ASSESSMENT (LENDER SLA)

The loan assessment process involves a comprehensive analysis of all collected information. Loan assessors evaluate the borrower's creditworthiness, financial stability, and overall risk associated with the loan. Based on this analysis, the lender decides to approve, deny, or conditionally approve the loan.



**Satwinder
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Mortgage Broker

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**Mawson lakes
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■ VALUATION/APPRaisal

(SEEKING AN APPOINTMENT WITH THE CLIENT & A REPORT SUBMITTED WITHIN 1-2 DAYS)

If the preliminary loan assessment is favourable, the lender typically orders a property appraisal to determine its value.

■ LEGAL DOCUMENTS AND DISCHARGE AUTHORITY

(1-2 BUSINESS DAYS FOR DISPATCH)

Upon loan approval, the lender sends legal documents to complete the refinancing process. Clients sign and return these documents to the lender's appointed legal team. Concurrently, clients arrange a discharge authority from their current lender, to be submitted to the legal team for the transition to the new lender.

■ CLOSING COORDINATION

(DEPENDS UPON PARTICIPATING PARTIES)

Coordinate with the client, the title company, solicitor and other relevant parties to schedule the closing. Ensure all necessary documents are prepared for the client's review and signature.

■ FUNDING AND DISBURSEMENT

(1-3 DAYS AFTER SETTLEMENT)

The legal team will facilitate the funding process, ensuring the new loan is funded, and disburse the proceeds to pay off the existing loan. Monitor the closing timeline to ensure a seamless transition.



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