

Addendum to the requirements in the National Mortgage Form Specification (nmfs_v1_5_clean)

The following adjustments are required to the National Mortgage Form Specification (nmfs_v1_5_clean) to enable replacement of the current mortgage forms available for lodgement.

The change is to update the mortgagee certifications in the National Mortgage Form to be in line with the updated certifications in Schedule 3 of the Model Participation Rules (Version 5).

1. Page 85, mortgagee certifications Rules sub-panel to be updated to include the additional wording for certification number 1, 2 and 6(a) text in the row as follows:

Rules	<p>Only applicable in VIC, SA and NSW – omitted in other jurisdictions.</p> <p>All the rules below refer to the following certifications – they are subsequently referred to by number.</p> <ol style="list-style-type: none"> 1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents, has taken reasonable steps to verify the identity of the mortgagor, or his, her or its administrator or attorney. 2. The Certifier has taken reasonable steps to verify the identity of the mortgagee, or his, her or its administrator or attorney. 3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document. 4. The Certifier has retained the evidence supporting this Registry Instrument or Document. 5. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement. 6. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents: <ol style="list-style-type: none"> (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document. <p>For ACT, in the "Full Paper" channel, where only the mortgagor executes the mortgage, no certifications are required.</p> <p>For NSW, in the "Full Paper" channel, where the mortgagor executes the mortgage, the following certifications are required when the mortgagee is signing/certifying on their own behalf: 1, 4, 5</p> <p>For NSW, in the "Full Paper" channel, where the mortgagor executes the mortgage, the following certifications are required when the mortgagee is represented by a lawyer or conveyancer who is certifying: 1, 2, 3, 4, 5</p>
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For NT, in the "Full Paper" channel, where both the mortgagor and mortgagee execute the mortgage, no certifications are required.

For QLD, in the "Full Paper" channel, where both the mortgagor and mortgagee execute the mortgage, no certifications are required.

For SA, in the "Full Paper" channel, where the mortgagor executes the mortgage, the following certifications are required when the mortgagee is signing/certifying on their own behalf:

4, 5 6

For SA, in the "Full Paper" channel, where the mortgagor executes the mortgage, the following certifications are required when the mortgagee is represented by a lawyer or conveyancer who is certifying:

2, 3, 4, 5, 6

For TAS, in the "Full Paper" channel, where only the mortgagor executes the mortgage, no certifications are required.

For VIC, in the "Full Paper" channel, where only the mortgagor executes the mortgage, no certifications are required.

For WA, in the "Full Paper" channel, where the mortgagor executes the mortgage, the following certifications are required when the mortgagee is signing/certifying on their own behalf:

1, 4, 5

For those jurisdictions (NSW, SA, VIC, WA) that allow mortgages to be lodged through the "Paper Lodge" channel (where only the mortgagee signs the mortgage lodged with the Land Registry, certifying that they hold a mortgage granted by the mortgagor), the required certifications are listed below depending on whether the mortgagee is represented by a lawyer or conveyancer or if they are representing themselves.

Where the mortgagee is signing on their own behalf, the following certifications are required:

4, 5, 6

Where the mortgagee has a representative (lawyer or conveyancer) signing on their behalf, the following certifications are required:

2, 3, 4, 5, 6