

Addendum to the NSW requirements in the National Mortgage Form Specification (nmfs_v1_5_clean) updated 19 September 2018

NSW requires the following adjustments to the National Mortgage Form Specification (nmfs_v1_5_clean) to enable replacement of the current mortgage forms available for lodgment.

The change is to allow mortgagors to provide name change Justifications in a National Mortgage for electronic lodgments.

For paper lodgment where a change of name of the mortgagor is required, a Change of Name dealing including a Notice of Sale must be lodged together with the National Mortgage.

1. Page 36, Mortgagor Panel to be updated to include the additional text in the Name on Title Reason for Difference row. As follows:

<p>Name on Title Reason for Difference</p>	<p>Only applicable in VIC and NSW – omitted in other jurisdictions.</p> <p>For NSW, this is applicable only for electronic lodgments.</p> <p>These 2 lines appear under the Given Name(s) and Family Name, or the Name (for an organisation), if the mortgagor name does not match the name on title.</p> <p>These lines are indented 1cm more than the Given Name(s) and Family Name, or the Name lines. i.e. the heading is at an indent of 2.00cm and the data at 6.55cm.</p> <p>The “Reason for Difference” in VIC can be one of the following list:</p> <ul style="list-style-type: none"> • Adoption of new name • Amalgamation - Hospitals - Registered proprietor(s) may still exist - Registrar holds satisfactory evidence • Amalgamation - Hospitals - Registered proprietor(s) may still exist • Approved abbreviation • Change of incorporated name • Deed Poll • Error in Register • Legislative change - Company - Registered proprietor(s) may still exist - Registrar holds satisfactory evidence • Legislative change - Company - Registered proprietor(s) may still exist • Legislative change - Non-Company - Registered proprietor(s) may still exist - Registrar holds satisfactory evidence • Legislative change - Non-Company - Registered proprietor(s) may still exist • Marriage • Merger or takeover - Registered proprietor(s) may still exist - Registrar holds satisfactory evidence • Merger or takeover - Registered proprietor(s) may still exist • Resumption of maiden name • Sale or transfer of enterprise - Registered Proprietor(s) may still exist - Registrar holds satisfactory evidence • Sale or transfer of enterprise - Registered Proprietor(s) may still exist <p>For example (individual): <div style="display: flex; justify-content: space-between; width: 100%;"> Given Name(s) Mary Elizabeth </div> </p>
--	---

Family Name	Smith	
Name on Title		Mary Elizabeth Brown
Reason for Difference		Marriage

For example (organisation):

Name	XYZ Pty Ltd	
Name on Title		ZZZ Pty Ltd
Reason for Difference		Change of incorporated name

The "Reason for Difference" in NSW can be one of the following list:

- Adoption of new name
- Approved abbreviation
- Change of Name
- Incorporated Name Change
- Legislative Change
- Marriage
- Organisation Re-structure
- Resumption of Maiden Name

For example (individual):

Given Name(s)	Mary Elizabeth	
Family Name	Smith	
Name on Title		Mary Elizabeth Brown
Reason for Difference		Marriage

For example (organisation):

Name	XYZ Pty Ltd	
Name on Title		ZZZ Pty Ltd
Reason for Difference		Incorporated Name Change