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4 July 2006

Mr Arthur Cristian and Mrs Fiona Cristian  
11 Roycroft Street  
BOWRAL NSW 2576

  
DIBBS ABBOTT STILLMAN | LAWYERS

**Facsimile: 02 4861 1113**

Dear Mr and Mrs Cristian

**PERPETUAL LIMITED  
ARTHUR CRISTIAN & FIONA CRISTIAN  
LOAN ACCOUNT NUMBER 71389870  
Our Ref: JAB/GTB/3301650**

We refer to your correspondence of 3 and 4 July 2006.

**Background to Perpetual taking Possession**

1. On 25 August 2005 you signed a Macquarie Mortgages Saver Home Loan contract ("the Loan Contract"). Pursuant to the terms of the Loan Contract, Perpetual Limited agreed to advance to you the amount of \$664,000.00 ("the Loan").
2. It was a term of the Loan Contract that you would repay the Loan by monthly repayments of \$4,293.67.
3. As security for the Loan, Fiona Cristian provided to Perpetual Limited a mortgage over the property described in folio identifier 54/755903, known as 40 Warrain Crescent, Curarong, NSW 2540 ("the Property"). The mortgage was registered and given registration number AB812274 ("the Mortgage").
4. Pursuant to the Loan Contract, Perpetual Limited advanced the amount of \$664,000.00 to you on 20 September 2005.
5. **You have failed to make any loan repayments since Loan was advanced and accordingly, you are in default of the terms of the Loan Contract and the Mortgage.**
6. On 14 March 2006, notices pursuant to section 57(2)(b) of the *Real Property Act 1900* and section 80 of the *Consumer Credit Code* were sent to Fiona Cristian. On 14 March 2006, a notice pursuant to section 80 of the *Consumer Credit Code* was sent to Mr Cristian (collectively, "the Notices"). The Notices were sent to the last residential address provided by you to Perpetual Limited (260 Oxford Street, Bondi Junction) and also to PO Box 1320 at Bowral ("the Notices"). We **enclose** further copies of the Notices for your reference.

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T 61 3 8080 3500  
F 61 3 8080 3539

Brisbane  
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F 61 7 3100 5001

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