

Baytulmaal Finances Limited ABN 16122787311 AFSL/ACL 355094

Baytulmaal Property Trust ARSN 674 597 445

Bai' Muajjal/Istisna Contract Arrangements

Client Application Form - Company/Trust/SMSF

Shariah Fatwa:

Bismillahirrahmanirraheem, In the name of Allah, the most merciful, the Shariah Advisors to the Baytulmaal Property Trust ARSN 674 597 445 (Fund) welcome Australian Muslims to fill this form to as applicable acquire an existing property or obtain financial assistance for construction and refurbishment of property from the Shariah compliant investment fund known as the Baytulmaal Property Trust. The acquisition of an existing property is based upon Bai' Muajjal and the construction or refurbishment of property is based upon Istisna, both products offered by the Baytulmaal Property Trust are compliant with the principles of Islamic finance and investment.

Shariah Advisor 1

Prof. Dr Radwan Elatrash

Shariah Advisor 2

Dr Yasin Abdelrahman Abboud

Important Note:

This Client Application Form is designed to allow prospective buyers/clients of property under the Baytulmaal Property Trust ARSN 674 597 445 (Fund) to acquire a residential or commercial property acquired by the Fund or for the Fund to provide for financial assistance for property construction and refurbishment. By filling this form, in acquiring a property in the Fund, the prospective buyer/client is aware that completion of this form does not bind either the Fund or the prospect or otherwise give the prospect any right or guarantee of being able to acquire any property offered by the Fund or provide financial assistance for property construction and refurbishment. This form when completed will allow Baytulmaal to record your application as an interested party to acquire a property acquired by the Fund or record your application to have the Fund assist with financial assistance for property construction and refurbishment.

Any final contract between the Fund and any client is subject to final due diligence of the credit standing of the purchaser/client, the entering into formal documentation and any other criteria established by Baytulmaal. Prospective purchasers/clients of property or those seeking assistance for property construction and refurbishment should note that priority will be given to investors in the Baytulmaal Property Trust. The final decision as to who is approved to acquire a property owned by the Fund or be provided financial assistance by the Fund for property construction and refurbishment is at the sole discretion of Baytulmaal Finances Limited as responsible entity of the Baytulmaal Property Trust. The form of contract between buyers/clients and the Fund is based on Bai' Muajjal contract of sale for acquisition of a property and on Istisna for financing of property construction and refurbishment.

Section A: Investment Details - Baytulmaal Property Trust	
Investor Name(s):	
Company/Trustee/SMSF?	
ACN/ABN:	
Registered Office:	
Principal Place of Business:	
Date of Investment:	
Investment Amount:	\$
Type of Shariah Contract (Bai'Majjal or Istisna)	

Section B: Property Profile Information:	
B1. Bai'Majjal Shariah Contracts - Acquisition of Completed Shariah Compliant Property	
When do you prefer to buy a house? (now, 1 month, etc):	
Preferred property type (house/unit/apartment/land only/ land & property):	
Number of bedrooms sought (3/4/other):	
Purpose of buying (owner occupier/investment):	
Preferred Australian city:	
Preferred suburb/metro area:	
Is being located near Islamic school/mosque important (yes/no?):	
Budgeted property purchase value:	
Initial Deposit monies ready to acquire the property (yes/no?):	
How much initial deposit available currently?	\$
What term of repayment of instalments are you seeking (5/10/15/20/25 years)?:	
Do you currently own a house (yes/no?):	
Any house preference details? Please list them below:	

B2. Istisna Shariah Contracts - Construction and Refurbishment of Shariah Compliant Property

When will you need construction and refurbishment financial assistance? If you have a building contract commencement date or other obligations, please detail.	
Is the type of financial assistance for construction or refurbishment for a new building or for an existing built property?	
Do you have your own land or property for construction or refurbishment?	
If you do not own land, are you applying for construction or refurbishment on Fund land or property? If so, do you have a Fund land location or a Fund property in mind?	
Where is the land or property located where construction and refurbishment will take place or where you wish to construct?	
Who owns the land or property where construction or refurbishment is proposed to be conducted?	
Is there a mortgage or other amounts owing on the land or property that you wish to have construction or refurbishment financial assistance? Please advise mortgagee(s), amounts etc.	
Have you entered into a contract for construction or refurbishment on an estate, subdivision, vacant land? Detail land cost, building cost, whether house and land package, land only contracts etc? When is settlement due?	
Do you have a contract with a builder for construction or refurbishment? You will be required to provide copies of all plans, building contracts, planning permits and other information as required by the Fund?	
If you have a building contract, how much is the contract for and do you need to pay a deposit and if so when?	
On top of the contract with the builder do you need to pay any other amount to others to start construction or refurbishment?	
Are there any other matters important to your consideration of construction and/or refurbishment?	
What term of repayment of instalments are you seeking (5/10/15/20/25 years) from the time that the construction or refurbishment has been completed? A term of less than 5 years is subject to Fund approval.	

Section C: General & Income Details: Company/Corporate Trustee									
Full Company Name:									
Country of Formation, Incorporation or Registration									
ARBN (if registered with ASIC)				ACN/ABN (if registered in Australia)		ABN:			
TFN or Exemption Code (Australian residents)				AFS Licence Number (if applicable)					
Name of Regulator (if licenced by an Australian Commonwealth, State or Territory statutory regulator)									
Registered Business Address (if registered with ASIC as a foreign company include place of business in Australia or address of local agent)									
Suburb		State	SA	Postcode		Country	Australia		
Principal Place of Business (not a PO Box address)				Same as place					
Suburb		State		Postcode		Country			
If an Australian Company, registration status with ASIC.				Proprietary Company:					
				Public Company					
If a Foreign Company, registration status with the relevant foreign				Proprietary Company					
				Public Company					
				Other – Please Specify					
Name of Relevant Foreign Registration Body				Foreign Company Identification Number					
TFN or Exemption Code (Australian residents)				AFS Licence Number (if applicable)					
Is the Company listed?				No					
				Yes		Name of Market/Stock Exchange			
Is the Company a majority-owned subsidiary of an Australian listed company?				No					
				Yes		Name of Australian listed Company			
						Name of Market/Stock Exchange			

Section D: Directors of the Company/Corporate Trustee

If the company is registered as a proprietary company by ASIC or a private company by a foreign registration body, please list the name of each director of the company.

Director 1 – Full Name	
Director 2 – Full Name	
Director 3 – Full Name	
Director 4 – Full Name	
Director 5 – Full Name	
Director 6 – Full Name	

Section E: Beneficial Owners/Shareholders

Shareholders/Corporate Trustees		% of equity share/ownership
Shareholder 1 - Full Name		
Shareholder 2 - Full Name		
Shareholder 3 - Full Name		
Shareholder 4 - Full Name		
Shareholder 5 - Full Name		
Shareholder 6 - Full Name		
Members of the SMSF		
Member 1 - Full Name		
Member 2 - Full Name		
Member 3 - Full Name		
Member 4 - Full Name		
Member 5 - Full Name		
Member 6 - Full Name		

Section F: Identification Documents

To comply with Australia's Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) regime, we must collect and verify certain information from prospective investors and, where applicable, their beneficial owners and persons acting on their behalf. This may require us to obtain certified copies of relevant identification documents.

We set out below the documents that you are required to provide as part of this application.

Select one of the following options to verify a company:

	Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or
	Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body.

Select one of the following options to verify the Officeholders who have signed the Application Form and beneficial owners identified above.

	Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or
	Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body.

Select one of the following options to verify the Officeholders who have signed the Application Form and beneficial owners identified above.

	Provide a certified copy of a current driver's licence that contains a photograph of the licence/permit holder; or
	Provide a certified copy of a current passport, or a Commonwealth passport that has expired within the preceding two years, that contains a photograph and signature of the passport holder.

Section G: Trust/Superannuation Fund			
Select one of the following options to verify a company:			
Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or			
Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body.			
Select one of the following options to verify the Officeholders who have signed the Application Form and beneficial owners identified above.			
Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or			
Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body.			
Select one of the following options to verify the Officeholders who have signed the Application Form and beneficial owners identified above.			
Provide a certified copy of a current driver's licence that contains a photograph of the licence / permit holder; or			
Provide a certified copy of a current passport, or a Commonwealth passport that has expired within the preceding two years, that contains a photograph and signature of the passport holder.			
Full Name of Trust/Superannuation Fund			
Country of Establishment			
TFN or Exemption Code		Australian Business Number (if any)	
Type of trust			
(Please tick ONE box from the list below to indicate the type of Trust and provide the required information)			
<input type="checkbox"/> Type A: Regulated Trust (e.g. self-managed superannuation fund, or registered managed investment scheme)			
Name of regulator (e.g. ASIC, APRA, ATO)		Registration number/Licensing details	
<input type="checkbox"/> Type B: Government Superannuation Fund			
Name of the legislation establishing the fund			
<input type="checkbox"/> Type C: Foreign Superannuation Fund			
Name of Regulator		Registration/Licensing	

		Details	
Type D: Other Type of Trust/Unregulated Trust			
Trust Description (e.g. family, unit, charitable)			

Section H: Asset and Liability/Income (Company/Trusts)	
Name of Company/Trust	
When was Company/Trust set up?	
Does Company/Trust engage in business (Yes/No)	
Describe the business or industry below:	
How long has business been going for?	
Has business ceased (Yes/No)	
Accounts Audited (Yes/No) – If yes – when was it audited	

H1: Balance Sheet of Company/Trust/SMSF	
<i>Date of Balance Sheet: _____</i>	<i>Amount</i>
<i>Assets</i>	\$
<i>Cash</i>	\$
<i>Debtors</i>	\$
<i>Property</i>	\$
<i>Other Assets</i>	\$
<i>Total Assets</i>	\$
<i>Liabilities</i>	
<i>Creditors</i>	\$
<i>Loans</i>	\$
<i>Shareholder Loans</i>	\$
<i>Other Creditors</i>	\$
<i>Total Liabilities</i>	\$
<i>Paid Up Capital</i>	\$
<i>Retained Earnings</i>	\$
<i>Other Equity</i>	\$
<i>Total Equity</i>	\$
<i>ABN/GST Registered for GST (Yes/No)</i>	
<i>Tax GST/BAS/Income Tax Paid Up (Yes/No)</i>	

H2: Income Statement of Company/Trust/SMSF	
Income Period _____ to _____	Amount
Trading Revenue	\$
Other Revenue	\$
Total Revenue	\$
Less:	
Operating Expenses	\$
Other Expenses (including tax)	\$
Total Expenses	\$
Profit/(Loss)	\$
H3: Guarantor Details	
Name of Guarantor	
Occupation	
Guarantor income details per annum:	
(a) Salary and wages	\$
(b) Rental	\$
(c) Investment	\$
(d) Other income	\$
Guarantor asset liabilities:	
(a) Assets:	
i) Cash/Bank	\$
ii) Property	\$
iii) Investments	\$
iv) Other Assets	\$
(b) Liabilities:	
(i) Loans	\$
(ii) Credit Card Debt	\$
(iii) Other liabilities	\$

H4: Documents to Provide

	Balance sheet - company or trust or SMSF
	Profit and loss statement - company or trust or SMSF
	Latest ASIC annual statement of the company
	Certified copy of trust deed (if applicable)
	Guarantor income details (salary slips last 6 weeks)

Section I: Declaration

I/We confirm to Baytulmaal Finances Limited that I/we note and understand that:

- a) I/we have provided to the best of my/our knowledge true and correct information in this expression of interest.
- b) I/we understand that the preliminary assessment will be finalised only when all relevant supporting documents mentioned in this form have been provided
- c) I/we understand that this expression of interest does not constitute a binding agreement for Baytulmaal Finances Limited as responsible entity of the Baytulmaal Property Trust ARSN 674 597 445 to enter into a contract of sale for a Fund property with me/us or for a contract with a builder or others for construction or refurbishment with me/us.
- d) I/we understand that if approved, I/we will be entering into a contract of sale based upon Bai' Muajjal principles of Islamic finance and investment or for construction or refurbishment based upon Istisna principles of Islamic finance and investment.
- e) I/we understand that if approved and as applicable, I/we will need to enter into legal and contractual documentation to secure by registered mortgage the instalments due and payable under a Bai' Muajjal contract of sale arrangement or I/we will need to enter into legal and contractual documentation to secure by registered mortgage the instalments due and payable under an Istisna contract arrangement.
- f) I/we agree that Baytulmaal Finances Limited as responsible entity of the Baytulmaal Property Trust ARSN 674 597 445 may disclose my information which may include information about my financing history/worthiness to relevant entities.
- g) I/we understand that applicants who invest in the Baytulmaal Property Trust ARSN 674 597 445 may be provided preference in sale of properties owned by the Fund or with financial assistance for construction and refurbishment of Shariah compliant property.

Date Signed:		Date Signed:	
Signed By: _____ For and on behalf of _____ Pty Ltd		Signed By: _____ For and on behalf of _____ Pty Ltd	
Director:		Director:	