

DO BANKS MAKE MISTAKES WITH YOUR MORTGAGE?

- Allistar Walker

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You have probably heard talk about banks making mistakes on your accounts and paying people back hundreds if not thousands. Sometimes these errors could be in your favour, like the now infamous Rotorua pair who fled the country when Westpac accidentally lodged over \$1M into their business account. But what if these errors are not in your favour?

Have you ever thought you should check your statements, but that it is too much of a fag, and possibly you believe the bank will be right? Would it surprise you to find out that there is software (www.mortgagewatchdog.com.au/auckland) now available in New Zealand to check your mortgage and loan statements? This same software has been so successful in uncovering bank errors in Australia (many of the same banks as we have here) that free trial software is being released here in New Zealand. Imagine being able to get one back on big brother by finding your bank owes you money. Imagine being able to do this presently at no cost to you. While most banking errors are of the human kind, you want to make sure you don't get diddled.

Here is what one punter said about this software; *"Mortgage Watchdog found that we had been overcharged \$9,876.27 on our home loan. I had to recheck it as I didn't think it could be true when I first did it. It was, and the bank has now reimbursed us for the full amount – and I used the money to buy a car!"*

You too can have a risk free trial now by visiting www.mortgagewatchdog.com.au/auckland. Tell us what you think and more importantly tell us what you are claiming back from your bank.

Note: That the risk free trial is for a limited period. After the offer period we will offer this software to our clients (www.mortgagehelp.co.nz) as part of their overall Risk Management strategy. This is unique to our Advisory Service and Brokerage.

ELECTRONIC SNIFFERS DETECT 'P'

If you are a landlord, possibly one of the biggest concerns is your property being used as a 'P' lab. More than half of the 'P' labs discovered in the last 5 years have been in rented properties. Property inspections may not necessarily uncover this insidious operation. Tenants have rights and need 48 hours notice before a house inspection. Naturally any evidence of pill cooking will have been moved away and unless you, or the property manager, are a suspicious person and know what you are looking for, another anti-societal operation may go undetected.

So what do you look (smell) for?

- Unusual chemical smell
- Numerous chemical containers (labelled solvent, acid, flammable)
- Stained glass equipment and cookware
- Plastic or glass containers fitted with glass or rubber tubing
- Portable gas tanks or other cylinders not normally seen
- Chemical stains around kitchen sink, laundry, toilet or drains.
- Yellow/brown staining of interior floor, walls, ceiling and appliance surfaces.
- Any unusual activity, particularly at night.

A clever little electronic device, which communicates wirelessly via the national mobile network of 'Methminder', monitors the surrounding atmosphere within which it is placed. Fitted with anti-tamper alarms, the device is completely self-sufficient, no cabling required.

Because this device is so effective, it is a deterrent in itself. Tenants or prospective tenants need to know that the alarm is to be controlled or is installed.

To find out more about this device, which we now recommend to our investor clients, go to www.methminder.co.nz. You will be convinced.

Information by courtesy Methminder.

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