



Managing Your Cash in Retirement

- ▶▶ Retire with peace of mind knowing that your investment is working for you.

Retire with peace of mind knowing that your investment is working for you.

You've worked hard for your money, now it's time for your money to work hard for you.

At FMT, we understand the need to invest with confidence, with the added flexibility of drawing down your funds on a regular basis.

That's why we've created our Managing Your Cash in Retirement solution.

This no-fee facility allows you to get all of the benefits that come from investing with First Mortgage Trust, together with the ability to access your money as and when you need it.

Your arrangements can be reviewed at any time and at no cost, meaning the facility can respond to your changing circumstances in real time.



Key benefits of the facility

1. You can set up regular withdrawals to supplement your superannuation. We pay directly into your bank account on the 10th or 20th of the month (or the nearest business day – a business day is Monday to Friday excluding public holidays).
2. You can still make larger withdrawals for bigger ticket items like holidays, cars or house repairs by simply letting us know how much you wish to access. Such amounts are paid out under our usual terms.

Which fund is right for you?

This facility is available to investors in both our First Mortgage Trust Group Investment Fund or First Mortgage PIE Trust. To assist your decision-making please speak to an independent financial adviser for guidance.

How much to invest and how much to drawdown?

This is a personal decision and one that will be driven by your own individual needs and circumstances. To help you, we have created an online calculator that takes into account the duration of your investment period, the total amount invested, forecasted inflation and interest rates.

You are welcome to use the calculator and to explore a range of scenarios. If you need further help, we suggest speaking to a financial adviser before making any final decisions.



To view the calculator go to
▶▶ fmt.co.nz



Your investment can continue to earn consistent returns and provide you with a regular income.

To get started, simply complete the form on pages 7 and 8 (plus an Investment Application Form if you are not a current investor with us).



Use our calculator

To use our calculator go to fmt.co.nz, click on the 'Invest' tab and scroll down to the 'Managing Your Cash In Retirement' section.

▶▶ fmt.co.nz

Assess or reassess your position using the following steps:

1. Enter your proposed investment amount.
2. Enter the rate of return you expect First Mortgage Trust to be paying during the next year. This rate will vary according to market conditions.
3. Enter an anticipated inflation rate (e.g. CPI increase).
4. Enter the amount you would like to withdraw monthly and have paid automatically to your nominated bank account.
5. Enter your anticipated tax rate.

The calculator will provide a table showing approximately how long it will take to consume your original capital investment (see sample on the following page).

If you need help, you should speak to a financial adviser before making any final decisions.

Sample Calculation 1

Initial Sum:	\$100,000
Return:	4.85%
Inflation:	2.00%
Monthly withdrawal:	\$800
Tax Rate:	17.50%

Year	Opening Balance \$	Net Interest \$	With-drawals \$	Closing Balance \$
1	100,000	3,884	9,600	94,284
2	94,284	3,648	9,792	88,141
3	88,141	3,395	9,988	81,548
4	81,548	3,124	10,188	74,484
5	74,484	2,833	10,391	66,926
6	66,926	2,522	10,599	58,849
7	58,849	2,190	10,811	50,228
8	50,228	1,836	11,028	41,037
9	41,037	1,459	11,248	31,248
10	31,248	1,057	11,473	20,832
11	20,832	630	11,703	9,759
12	9,759	179	9,935	3

This is a sample only. Future returns and inflation may differ, and the differences could be significant. This sample shows a capital sum of \$100,000 being fully utilised in 12 years.

Sample Calculation 2

Initial Sum:	\$250,000
Return:	4.70%
Inflation:	2.00%
Monthly withdrawal:	\$2,000
Tax Rate:	33%

Year	Opening Balance \$	Net Interest \$	With-drawals \$	Closing Balance \$
1	250,000	7,617	24,000	233,617
2	233,617	7,088	24,480	216,226
3	216,226	6,527	24,970	197,783
4	197,783	5,932	25,469	178,246
5	178,246	5,302	25,978	157,570
6	157,570	4,636	26,498	135,708
7	135,708	3,932	27,028	112,611
8	112,611	3,188	27,569	88,231
9	88,231	2,403	28,120	62,514
10	62,514	1,575	28,682	35,406
11	35,406	703	29,256	6,854
12	6,854	34	6,888	0

This is a sample only. Future returns and inflation may differ, and the differences could be significant. This sample shows a capital sum of \$250,000 being fully utilised in 12 years.

Please complete the form below if you would like to participate in the Managing Your Cash in Retirement facility.

Section 1: Contact Details

Investor 1
Full Name

Investor 2
Full Name

Address

Email

Phone

Investment Number
(for existing investors)

Commencement Date

Section 2: Bank Details

Please enter the bank details you wish the withdrawals to be paid into.

Account Name

Account Number

Bank

Branch

Account

Suffix

- I/We have attached a copy of my/our bank statement or a printed deposit slip.
- I/We understand that I/we may vary or cancel this instruction at any time by giving notice in writing not less than two clear business days prior to the next scheduled withdrawal.

Dated:

(signed)

(signed)

Section 3: Instructions for Withdrawals of funds

Please make regular withdrawals of

\$

from my/our investment funds on the selected day of each month (or the nearest practical business day), to my/our nominated bank account:

10th

20th

Please withdraw the funds from my/our investment in the Fund selected below:

First Mortgage Trust Group Investment Fund

First Mortgage PIE Trust

New Investors Only:

I have attached a completed investment Application Form (located at the back of our current Product Disclosure Statements).

Section 4: Change to existing instruction for regular Withdrawal of funds

The following instruction replaces my existing withdrawal instruction effective from

/ /20

Please make regular withdrawals of

\$

from my/our investment funds on the selected day of each month (or the nearest practical business day), to my/our nominated bank account in the section below:

10th

20th


Please withdraw the funds from my/our investment in the Fund selected below:

First Mortgage Trust Group Investment Fund

First Mortgage PIE Trust

first 
mortgage
trust

INVESTMENTS AND
PROPERTY FINANCE

Find out more 

0800 321 113

fmt.co.nz

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