

Edge Residential

The Edge Residential product caters to both PAYG and self-employed applicants to assist them in meeting their loan objectives where residential property is available as security.

Product Features:	
<ul style="list-style-type: none"> Maximum LVR 80% PAYG and Self-Employed Maximum Loan amount \$2M Owner Occupied or Investment No Account keeping fee No rate loading for Investment Business Purpose + ATO (Prime) Joint commitments (common debt reducer) Clawback 50% 1 year Full Doc or Alt Doc 	<ul style="list-style-type: none"> Individual, Company or Trust P&I or I/O Maximum 4 splits Free redraw Bridging considered on request Most recent (1) year Company & Personal Tax Returns & Notice of Assessments and Financials (if available) 6 months ABN (specialist – conditions apply)

Loan Amount

- Minimum - \$100,000
- Maximum - \$2,000,000

Maximum loan sizes

- 65% up to \$2m, 70% up to \$1.5m, 75% up to \$1.0m

LOAN SIZE LIMITS	75%	80%		75%	80%
Prime	\$2M	\$1.75M	Specialist	\$1.5M	\$1.25M
Near Prime	\$2M	\$1.75M	Specialist +	\$1.25M	\$1M
Near Prime +	\$2M	\$1.75M			

Applicable Loadings

	Interest Rate	Application Fee*
Interest Only	0.30%	N/A
Investment property	0.15%	N/A
Loan size \$1.75m < \$2m <65% LVR	0.25%	0.35%
Acreage > 25	From 1.00%	0.75%
Vacant Land**	2.50%	1.00%

*Loading applies to existing application fee except where a fixed dollar fee applies, in which case the loading replaces the existing application fee.

**Applies to both primary and secondary securities

Loan Terms

- Minimum - 10 years
- Maximum - 30 years

Age of Exit Strategy

- Exit strategy required above 45 years old

Credit History

- Paid defaults up to \$500 Prime.
- Higher arrears/credit history considered Near Prime/Specialist.

Self Employed Requirements

Prime	Near Prime
ABN 2 years GST 12 months Minimum	ABN 1 year GST 6 months Minimum

Vacant Land

- Max 75% LVR. Maximum size 5 acres

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16/10/2023 Subject to change without notification

Security Type and Location

Prime

- Category 1 & 2

Location

- Cat 1 – Max LVR is 80% Full & Alt Doc
- Cat 2 – Max LVR is 80% Full & Alt Doc
- Maximum size - 5 acres.

Near Prime

- Category 1, 2, 3 & 4

Location

- Cat 1 – Max LVR is 80% Full & Alt Doc
- Cat 2 – Max LVR is 80% Full & Alt Doc
- Cat 3 – Max LVR is 80% (Prime & near Prime only) 75% Alt Doc
- Cat 4 – Max LVR is 75% (Prime and near Prime only) 70% Alt Doc
- Maximum size - unlimited, upon application.
- > 25 acres Interest rate loading from 1.00%, Application fee 0.75%

Temporary Residents

- May be considered where an appropriate VISA has been granted that has at least 12 months validity and a pathway to permanent residency.

Documentation

- Alt Doc:
 - **Prime** - Declaration of Financial position **plus** any **one** of either Accountants letter, 6 months BAS, 6 months bank statements.
 - **Near Prime** – Declaration of Financial position **plus** any **one** of either Accountants letter, 6 months BAS, 6 months bank statements.
- Full Doc:
 - Most recent 1 year Company & Personal tax returns & Notice of assessments
 - Most recent 1 year Financials (if available)
 - Most recent BAS or 3 months business trading statements if tax return is > 6 months old

Cash Out

Any Cash out requests must be supported with a detailed purpose for the use of the funds. The purpose will be assessed for reasonableness and appropriateness against the overall deal and applicant profile.

Application Fees (Funder)

		Prime	Near Prime	Near Prime +	Specialist	Specialist+
Full Doc	<70%	\$495	\$990	0.50%	1.00%	1.00%
	<80%	\$495	\$990	1.00%	1.50%	1.50%
Alt Doc	<70%	0.50%	0.50%	1.00%	1.25%	1.50%
	<80%	0.50%	0.75%	1.25%	1.50%	1.75%

Fees	
Establishment	Full Doc: \$595* Alt Doc: \$695* (Includes 1 standard Val Fee to \$275)
Additional Valuations	At cost from \$275
Settlement Fee	0.50%
Legals	At cost, from \$330
Ongoing Fees	NIL
Discharge	\$450
Early Repayment Fee	Unregulated loans only: 1.5% of original loan amount within 3 years

*Payable before valuation is ordered