

# Premium 85 No LMI

Suitable for PAYG or self-employed Applicants. Two years tax returns are required for self-employed Applicants. Applicants must have a good credit history and can be companies or trusts. Premium range is not suitable for loans that will last <2 years.

## Product Features:

- Direct Salary Crediting into the loan account, 100% Offset Account, Internet and Phone banking.
- Unlimited Cash Out.
- Debt consolidation – no limit on number of debts.
- No Risk Fee or LMI payable up to 85% LVR
- No Annual Fee
- Loans may be regulated or unregulated and for any worthwhile purpose

## Loan Amount

- Minimum - \$100,000
- Maximum - \$1,100,000

Loan amount is dependent on location of security property. LVR/Loan amounts may be subject to conditions set by applicable Lenders Mortgage Insurers.

## Loan Terms

- Minimum - 15 years
- Maximum - 30 years

## Lenders Mortgage Insurance (LMI)

No LMI or Risk Fee payable up to 85% LVR and subject to approval.

## Split Facility

Up to 4 splits available, minimum split portion is \$10,000. Useful for distinguishing between loan purposes and providing assistance with income tax preparation

## Security Type and Location

- A minimum of 50m<sup>2</sup> excluding parking/balconies/courtyards (dependant on location)
- A minimum of 40m<sup>2</sup> excluding parking/balconies/courtyards in high demand capital city metropolitan location

## Vacant Land or Construction

Not available

## Repayment Options

- Principal and Interest
- Interest Only for INV – 1 to 5 years

## 100% Offset Account

Available, no rate loading applies

## Line of Credit

Not available.

## Principal Reductions

Yes no limit, however 'manual' re-amortisation requests are required unless dynamic repayments are selected

## Cash Out

Unlimited cash out to Max LVR 85% (conditions apply)  
Debt consolidation allowed – no limit on number of debts.

## Telephone & Internet Access

Yes, 24 hours a day, 7 days a week

## Direct Debit

Pay your loan by direct debit monthly, fortnightly or weekly

## Direct Credits

Have your salary or rental income directly paid into your loan account and use your redraw facility over the phone or via the internet to access your money when needed

## Redraw

Available as required and accessed over phone or via the Internet. BPay facility available for bill payments from loan account. Debit card is available.

## Portability

The security property can be substituted if required. Note there may be restrictions if loan amount/LVR needs to be altered

Fees	
Establishment	\$0
Valuation	At cost from \$286
Additional Valuations	At Cost
Legals	Paid by Funder
Annual Fee	NIL
Discharge Admin	\$300