

Premium Specialist Assist

This product is suited to PAYG and self-employed borrowers (Full doc or Alt doc), clear or credit impaired, owner occupier or investment borrowers.
 Premium range is not suitable for loans that will last <2 years.

Product Features:

- Available on both regulated and unregulated loans
- For purchase, re-finance and investment
- Unlimited number of Mortgage Arrears or Adverse VEDA listings
- Stepped rate discount applicable on first and second anniversary of loan
- 6 months ABN registration acceptable for Alt Doc

Loan Amount

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

LVR	Cat A	Cat B	Cat C
Up to 65%	\$1,000,000	\$750,000	\$500,000
70%	\$1,000,000	\$750,000	\$500,000
75%	\$1,000,000	\$750,000	-
80%	\$750,000	\$500,000	-
85%	\$500,000	-	-

- LVR restrictions apply in some locations and for some security types. Please refer to BDM & advise of address or postcode, and property type i.e House, Unit, Townhouse, etc.

Loan Terms

- Minimum - 15 years
- Maximum - 30 years

Lenders Mortgage Insurance (LMI)

No LMI premium payable

Risk Fees may be payable. See Rate sheet for more details.

Capitalisation of Fees

Risk Fee can be capitalised above 80% LVR (but cannot exceed maximum 85% LVR), legal and settlements fees can only be added to loan up to maximum prescribed LVR

Credit Impairments

Mortgage/Rent Arrears	Unlimited
Credit Events (Defaults, Judgements etc)	Unlimited
Bankruptcy Discharge	Current, but less than 2 years

- Ignore defaults, writs or summons under \$2000
- Ignore any defaults, writs or summons paid over 12 months ago
- Ignore any defaults, writs or summons listed over 24 months ago (paid or unpaid)

Split Facility

Split rate facility available to maximum of 6 accounts per loan. Useful for distinguishing between loan purposes and providing assistance with income tax preparation. Minimum split facility is \$10,000

Maximum Exposure

Multiple loan facilities available up to maximum individual limit of \$3,000,000 gross security value

Acceptable Security

All properties must be:

- For private residential use only
- A maximum land area of 10 hectares (25 acres)
- Units must be: Category A location. Maximum LVR 80% (see conditions below and over)
- A minimum of 50m2 excluding parking/balconies/courtyards (dependant on location)

- A minimum of 40m2 excluding parking/balconies/courtyards in high demand capital city metropolitan location
- Maximum LVR 75% for new units (completed for less than 12 months and/or has not been sold since construction)
- Maximum LVR 75% for High Density locations comprising more than 10 apartments/units/townhouses

Vacant Land or Construction

Not available

Repayment Options

- Principal and Interest on owner occupied (I/O for any loan portion where the purpose is for business/investment)
- P&I or Interest only on investment properties
- Fixed Interest unavailable
- Repayments can be made weekly, fortnightly or monthly. Lump sum additional payments are free

Stepped Rate Discount

A rate discount of 0.25% is available on both the first and second anniversary of the loan provided that the conduct of the loan has been satisfactory to the funder. (Conditions apply)

Redraw

Available, minimum redraw amount \$100 (free if conducted via Internet and Phone). BPay facility available for bill payments from loan account

100% offset account

Available, no rate loading applies

Cash Out

- Cash out up to max \$10,000
- Max LVR 80% (Inc. any other debt)
- Business purpose and payout ATO debt acceptable

Income Requirements

Full Doc

- **24 months ABN** (registered for GST where required)
- **PAYG** with income base only, choice of
 - 2 of the 3 most recent computer generated payslips
 - 3 months bank statements with name of employer evident
- **PAYG** with O/T and/or Commissions must provide
 - Latest PAYG payment summary
 - Most recent Tax Assessment Notice
- **Self Employed** must provide:
 - Last 2 years full financials
 - Most recent Tax Assessment Notice

Alt Doc

- 6 months ABN (registered for GST where required)
 - Last 2 quarters BAS **OR**
 - 3 months business Bank Statements

Fees	
Establishment	\$0
Valuation	At cost from \$286
Lenders Settlement	\$949 (includes title insurance and lenders legals)
Risk Fees	Risk Fees may be payable. See Rate sheet for more details.
Annual Fee	NIL
Discharge	\$300 flat fee per security
Discharge Preparation and Attendance	\$308 per attendance