

Premium Specialist Clear

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

Product Features:

- PAYG and self-employed borrowers (Full doc or Alt doc)
- Clear or credit impaired, owner occupier or investment borrowers
- Available on both regulated and unregulated loans
- For purchase, re-finance and investment (Max 85% LVR Alt Doc refinance)
- Unlimited cash out up to 80% LVR inc. business purpose and payout of ATO debt

Loan Amount

- Minimum - \$100,000
- Maximum - \$2,500,000

LVR	Cat A	Cat B	Cat C
Up to 65%	\$2,500,000	\$2,000,000	\$500,000
70%	\$2,000,000	\$1,750,000	\$500,000
75%	\$1,750,000	\$1,500,000	-
80%	\$1,250,000	\$1,000,000	-
85%	\$1,000,000	\$750,000	-
90%	\$750,000	-	-

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 85% LVR (but cannot exceed maximum 90% LVR), legal and settlements fees can only be added to loan up to maximum prescribed LVR.

O/O I/O max 80%, INV I/O max 90% (Alt Doc Refi 85%) Subject to Underwriter's approval

Credit Impairments

Mortgage/Rent Arrears	0
Credit Events (Defaults, Judgements etc)	0
Bankruptcy Discharge	Discharged

- Ignore defaults, writs or summons under \$2000
- Ignore any defaults, writs or summons paid over 12months 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

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

- Unlimited cash out up to 80% LVR (Inc. any other debt)
- No documentary evidence required up to 80% LVR
- 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 either 1 years tax returns + Tax Assessment notice OR:
 - Either 1 Years Tax return OR
 - Tax Assessment notice (if < 9 Months old) OR
 - Most recent Quarters BAS provided in Support.

Alt Doc

- 12 months ABN (registered for GST where required)
 - Accountant Letter **OR**
 - 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	
Discharge	\$300 flat fee per security
Discharge Preparation and Attendance	\$308 per attendance