

## Premium Specialist Access (Lite Doc)

- Suited to clear or credit impaired, self-employed occupier or investment borrowers who are looking to borrow higher loan amounts at high LVR's (to 85%)
- < 12 month self employed with minimum 6 month ABN and GST registration **up to 85% LVR**
- Available on both regulated and unregulated loans
- For purchase, re-finance and investment purposes (personal or business)
- Cash out available (restrictions apply, see page 2)
- Unpaid judgments or defaults less then \$1000 ignored
- Bankrupts discharges less than 1 year ago accepted
- Judgments or defaults more than 2 years old ignored (paid or unpaid)
- Available to only clean credit First Home Buyers

### LVR/Loan Amount

LVR	Category A Locations	Category B Locations
60%	\$2M	\$2M
65%	\$2M	\$1.75M
70%	\$1.75M	\$1.5M
75%	\$1.5M	\$1.25M
80%	\$1.25M	\$1M
85%	\$1M	N/A

### Lenders Mortgage Insurance (LMI)

No LMI premium payable

### Settlement Fee

A settlement fee is payable upon settlement of the loan (see fees box on next page)

### Risk Fee

Risk Fees are payable on all loans >65% LVR as follows:

to 65% LVR	to 70% LVR	to 75% LVR	to 80% LVR	to 85% LVR
\$0	0.25%	0.50%	0.75%	1.50%

### Capitalisation of Fees

Risk, settlement and Title Fees can be capitalised up to the prescribed maximum LVR

### Loan Terms

From minimum of 15 years to maximum of 30 years

### 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 for variable loans and \$20,000 for fixed

### Repayment Options

- Principal and Interest
- Interest Only up to 5 years
- Fixed Interest unavailable

### Maximum Exposure

Multiple loan facilities available up to maximum individual limit of \$4M

## Construction Loans

Not available

## Repayment Options

Repayments can be made weekly, fortnightly or monthly. Lump sum additional payments re free (only on variable rate loans, minimum \$250)

## Security Type and Location

- Most metropolitan and regional centres with a population >2500 considered
- Rural residential properties up to 25 acres considered
- Residential units in towers up to 15 stories high considered
- Vacant land only acceptable as collateral security up to 50% of gross security value
- Loan Amounts/LVR's reduced for Regional Security properties (Category B)

## Redraw

Available, minimum redraw amount \$100 (free is conducted via Internet and Phone)

## Cash Out Guidelines

- Cash out unlimited for loans <65% LVR (Level 1 and 2 credit impairment)
- Cash out on loans >65% LVR restricted to 25% of loan amount
- Cash out for credit impairment levels 3-5 inclusive restricted to \$10,000
- Maximum LVR for loans with a cash out component 80%
- Cash out must be verified with supporting documentation prior to unconditional approval for all loans >65% LVR
- If the majority of cash out funds are being used to refinance a non-conforming or Solicitors/Private Funders loan, the maximum cash out portion cannot exceed \$10,000 of loan amount

## Additional Valuation Requirements

4 photos must accompany any valuation reports (ordered by BMM)

Check valuations will be ordered if:

- the loan amount and security value exceed \$750,000 and/or the LVR exceeds 80% LVR
- Property value is  $\geq 2$  times the suburb's median value
- New unit developments

## Additional Processing Requirements

- Last 3 months business bank statements (main transactional account)
- 1 month personal bank statement issued within the last 90 days

These statements must support declared income level

## Fees

### Establishment Fee

- \$625, includes one standard valuation to \$250.
- Lender's legals paid by borrower

### Settlement Fee

- \$599, paid at settlement, can be capitalised onto loan amount

### Risk Fee

- Payable for all loans >70% LVR, see page on of this product sheet

### Title Insurance

- \$110 for loans up to \$600,000
- \$198 for loans up to \$1M
- \$286 for loans up to \$2M
- By negotiation for loans > \$2M

### Early Termination Fee

Yrs 1-2 3% of the loan amount  
Year 3 2% of the loan amount

### Discharge Fee

- \$500 flat fee per security

### Discharge Preparation and Attendance Fee

- \$275 per attendance

