

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)
- Unlimited cash out up to 80% LVR
- 100% offset account available
- 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 First Home Buyers (Level 1 only)
- **Rate Discount available on first and second anniversary of loan**

LVR/Loan Amount

LVR	Category A locations	Category B locations
Up to 65%	\$1.5	\$1.25M
70%	\$1.5M	\$1.25M
75%	\$1.5M	\$1.25M
80%	\$1.25M	\$1M
85%	\$1M	N/A

Note: Lower maximum loan amounts apply where borrower has credit impairments

Lenders Mortgage Insurance (LMI)

No LMI premium payable

Risk Fee

Risk Fees are payable on all loans as follows:

to 65% LVR	to 70% LVR	to 75% LVR	to 80% LVR	to 85% LVR
0.75%	1.00%	1.25%	1.50%	1.75%

Capitalisation of Fees

Risk 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

Repayment Options

- Principal and Interest
- Interest Only up to 5 years (investment loans only)
- Fixed Interest unavailable

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.

Construction Loans

Not available

Repayment Options

Repayments can be made weekly, fortnightly or monthly. Lump sum additional payments are free

Security Type and Location

- Most metropolitan and regional centres
- Rural residential properties up to 25 acres considered
- Residential units
- Vacant land only acceptable as collateral security up to 50% of gross security value

Redraw

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

100% Offset Account

Available, no rate loading applies

Cash Out Guidelines

- Unlimited cash out up to 80% LVR
- No documentary evidence of cash out purpose up to 70% LVR
- Available on Level 1 and 2 loans only

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 ≥ 2 times the suburb's median value
- New unit developments

Additional Processing Requirements

- Last 3 months business bank statements (main transactional account)
- Most recent 6 months BAS **or** an accountant's letter must be supplied
- 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

Risk Fee

- Payable for all loans, see page one of this product sheet

Lender Settlement Fee

- \$949

Discharge Fee

- \$300 flat fee per security

Discharge Preparation and Attendance Fee

- \$308 per attendance

