

Premium Access Lo Doc

- A loan with all the features including a Line of Credit at competitive interest rates
- No ongoing fees
- Self employed applicants have the convenience of not being required to provide tax returns which makes for easier and quicker processing of loan applications
- Available on both regulated and unregulated loans
- Limited cash out available (see page 2 for conditions)
- 100% offset account available
- Not available for refinance on investment loans
- **12 months BAS statements (purchases and refinances)**
- **or**
- **Accountant's letter (purchases only)** required on all loans

LVR/Loan Amount

80% \$50,000 - \$1,000,000

Lenders Mortgage Insurance (LMI)

LMI premium is paid by the borrower

ABN and GST Registration

Applicants must an ABN registered for a minimum of 2 years and the have been self-employed for a minimum of 2 years. If the borrowers business turns over more than \$75,000, GST registration is required

Asset and Liabilities Statement

Required on all loans

Rate reduction / Stepdown

✓ A rate reduction is applicable upon provision of 2yrs satisfactory financials once loan is 6 months old (\$500 fee for loans up to 12 months old, free after 12 months old)

Loan Terms

From 15 to 30 years

Split Facility

Available – up to 4 splits

Repayment Options

Principal and Interest
Interest Only for 1 to 10 years
Fixed interest 1-5 years

Repayment Options

Repayments can be made by direct debit request, direct electronic credit (after completion of construction) and BPay

Telephone & Internet Access

Yes, 24 hours a day, 7 days a week

Vacant Land and Construction

No Construction or Vacant Loan Loans Available

Repayment Frequency

Instalments can be made weekly, fortnightly or monthly

Telephone & Internet Access

Yes, 24 hours a day, 7 days a week

3rd Party / Outward Direct Debits

Automatic direct debit payments of regular expenses can be made from the loan account

Direct Salary Crediting

Salary and other income such as rental income or dividends can be directly paid into the loan account and accessed via the redraw facility over the phone or via the Internet when needed

Redraw

Available via the phone (manual) or electronically (internet). \$100 minimum redraw per day, \$20,000 maximum redraw per day. Fee only applies to manual redraw. BPay facility available for bill payments from loan account

100% offset account

Available, no rate loading

Cash Out Restrictions

- Maximum cash out \$100,000 (on unencumbered property only)
- Maximum LVR must not exceed 80%
- Loan must be insured with QBE LMI

Additional Requirements

Last 12 months BAS statements (for purchases and refinances)

or

Accountant's letter (for purchases only) required on all loans.

Up to 40% of income shown on BAS statements will be used to assess servicing

Fees

Establishment

\$495, includes one standard valuation to \$250.

Lender's legals paid by borrower

Additional Valuations

\$250 each, standard vals. only. Properties over \$300,000 or in outer areas may incur additional fees

Title Insurance

\$132 – loans to \$600,000

\$238 – loans \$600,001 to \$1M

Discharge Administration Fee

\$300 Administration Fee, Legal (preparation) Fee \$308

Deluxe Line of Credit

Minimum split/portion amount: \$10,000

Maximum loan amount: \$1,000,000

Maximum LVR: 80% (LMI cap. to 82%)

Additional features:

- Interest Only 15 yrs
- Chequebook
- Capitalising interest
- No rate loading