

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
- LMI capitalisation available to maximum 82% LVR (including LMI)
- Limited cash out available (see page 2 for conditions)
- Not available for refinance on investment loans
- **12 months BAS statements** required on all loans

LVR/Loan Amount

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

Lenders Mortgage Insurance (LMI)

Required on all loans. The premium is payable by the borrower in all instances. LMI can be capitalised with a maximum LVR of 82% (Genworth LMI only above 80% LVR)

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

Loan Terms

From 15 to 30 years

Split Facility

Available

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

Repayment Frequency

Instalments can be made weekly, fortnightly or monthly

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

Cash Out Restrictions

- Maximum cash out \$100,000
- Maximum LVR must not exceed 80%
- Loan must be insured with QBE LMI

Additional Requirements

Last 12 months BAS statements required on all loans, 40% of income shown on these 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.

Early Repayment*

Yrs 1-3 1.40% to 1.80% of the loan amount

Yr 4 1.05% to 1.50% of the loan amount

Yr 5 0.70% to 1.20% of the loan amount

*Range indicated, final fee dependant on individual loan parameters

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