

## Freedom NGS 90

- 90% maximum LVR, **no genuine savings required for 10% deposit**
- Fully featured loan with a range of options including Line of Credit, 100% offset account, term loan and VISA Debit Card
- Available to fully verified borrowers for purchase or refinance
- Available for construction (including house and land packages) but not vacant land
- Owner Occupiers to 90% LVR, investment loans to 85% LVR

### LVR/Loan Amount

90% up to \$1,000,000 (higher loan amounts available upon application)  
80% for construction loans

### Savings Requirement

A minimum deposit of 10% must be obtained, however there is no requirement for this deposit to comprise of genuine savings/equity. Deposit can comprise of First Home Owners Grant or gifted funds

### Lenders Mortgage Insurance (LMI)

Required on all loans. If the loan is >\$600K and/or the LVR is >80% LVR the LMI premium is paid by the borrower. For all other loans, LMI premium is paid by the funder. Further advances <\$50K LMI paid by borrower. LMI premium can be capitalised to the maximum LVR of 90%

### Loan Terms

Up to 30 years

### Split Facility

Up to 10 loan splits/portions allowed with a minimum split amount of \$10K

### Repayments

- Principal and Interest
- Interest only terms up to 10 years
- Fixed rates also available up to 5 years (available after settlement)

### Repayment Options / Frequency

Repayments can be made by direct debit request or direct electronic credit weekly, fortnightly or monthly. Extra payments on variable rate loans can be made at any time.

### Direct Debit

Pay your loan by direct debit monthly fortnightly or weekly

### Direct Salary Crediting

Have your income directly paid into your loan account and use your redraw facility over the phone or via the Internet to access your money when needed

### Redraw

Available as required and accessed via ATM\*, over phone or online. A VISA debit card and cheque are available to access available funds

## VISA Debit Card\*

Customers can access available funds via EFTPOS with a VISA Debit Card

## Portability

The security property can be substituted if required

\* Up to 5 free ATM (savings/credit) transactions a month. A fee of \$1.50 is applied on all additional ATM transactions per month

## Line of Credit

Available for 5 or 10 year terms, then reverting to Principle and Interest

## Redraw Offset Account

Available, a VISA debit card and offset account is available to access funds

## Construction and Vacant Land Loans

Available for construction (including house and land packages) but not vacant land.

**Maximum LVR is 80%.** The maximum funds that will be released at land settlement stage is 80% of the land value. All Fees including LMI is to be paid at the land settlement stage. FHOG is can only be released at the Slab stage. **0.30% construction loading applies during construction period**

## Suitable Security

Residential homes, units and townhouses (units must be >50sqm)  
 Crown leasehold with term 5 years and beyond maturity of the loan  
 Rural residential housing up to 10 hectares  
 Community title  
 Luxury Residential

## Non- Suitable Security

Specialised security  
 Units attached to management rights  
 Income producing rural  
 Any security outside postcode restrictions  
 Any security with negative comments from a valuer

## Fees

### Account-keeping/ongoing

- Nil

### Establishment

- \$495, includes one standard valuation to \$250.
- Lender's legals borrower paid
- Settlement fee \$25
- Loan processing fee \$50
- Additional Valuations \$250 each, standard valuations only. Properties over \$300,000 or in remote areas may incur additional fees.

### Early Repayment

- Year 1 – 1.2% of loan amount
- Year 2 – 1.2% of loan amount
- Year 3 – 1.2% of loan amount
- Year 4 – 0.8% of loan amount