

Premium Specialist Access Lo Doc

- Suited to clear credit, self-employed occupier or investment borrowers who can looking to borrow higher loan amounts at high LVR's
- Loans up to 85% LVR
- No ongoing fees
- Available on both regulated and unregulated loans
- For purchase, re-finance and investment
- Cash out available (restrictions apply, see page 2)
- Available to First Home Buyers
- 2 year ABN and GST registration required

LVR/Loan Amount

LVR	Category A Locations	Category B Locations
60%	\$1.75M	\$1.5M
65%	\$1.75M	\$1.5M
70%	\$1.5M	\$1.25M
75%	\$1.25M	\$1M
80%	\$1M	\$750K
85%	\$750K	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
0.25%	0.50%	0.75%	1.00%	1.75%

Capitalisation of Fees

Risk, settlement and Title Fees can be capitalised up to 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 \$5,000 for variable loans and \$20,000 for fixed

Repayment Options

- Principal and Interest
- Interest Only up to 5 years on investment securities only
- Fixed Interest unavailable

Maximum Exposure

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

First Home Buyers

Available for First Home Buyers to maximum LVR 85%

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

Construction Loans

Not available

Repayment Options

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

Interest Rate Step-downs

Currently unavailable

Redraw

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

Cash Out Policy

- Unlimited cash out <65% LVR (does not need to be verified)
- For loans >65% LVR, maximum amount of cash out cannot exceed 25% of loan amount (must be verified)
- Maximum LVR for loans with cash out is 80%

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

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 >65% LVR, see page on of this product sheet

Title Insurance

- \$132 for loans up to \$600,000
- \$238 for loans up to \$1M
- \$343 for loans up to \$2M
- By negotiation for loans > \$2M

Early Termination Fee

- Year 1 – 2.5% of the loan amount
- Year 2 - 2% of the loan amount
- Year 3 – 1.5% of the loan amount

Discharge Fee

- \$500 flat fee per security

Discharge Preparation and Attendance Fee

- \$275 per attendance

