

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
- Unlimited cash out to 80% LVR
- Available to First Home Buyers
- 100% offset account available
- **1 year ABN** and GST registration required
- Defaults/judgements less than \$500 disregarded
- **Accountant's letter required**

LVR/Loan Amount

LVR	Category A Locations	Category B Locations
Up to 75%	\$1.25M	\$1M
80%	\$1M	\$750K
85%	\$750K	N/A

Lenders Mortgage Insurance (LMI)

No LMI premium payable

Risk Fee

Risk Fees are payable on all as follows:

to 65% LVR	To 70% LVR	to 75% LVR	to 80% LVR	to 85% LVR
1%	1.25%	1.5%	1.75%	2%

Capitalisation of Fees

Risk 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 \$10,000

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 \$2,000,000

First Home Buyers

Available for First Home Buyers to maximum LVR 85% (Level 1 only)

Security Type and Location

- Rural residential properties up to 25 acres considered
- Residential units
- Residential units 40sqm or greater 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

Interest Rate Step-downs

Currently unavailable

100% Offset Account

Available, no rate loading applies

Redraw

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

Cash Out Policy

- Unlimited cash out to 80% LVR
- No verification required up to 70% LVR
- Limited to Level 1 and 2 loans

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

Lenders Settlement Fee

- \$949

Risk Fee

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

Discharge Fee

- \$300 flat fee per security

Discharge Preparation and Attendance Fee

- \$308 per attendance

