

## 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  $\geq 2$  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

- \$110 for loans up to \$600,000
- \$198 for loans up to \$1M
- \$286 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

