

Premium Access Specialist

- Suited to clear or credit impaired, fully verified owner occupier or investment borrowers who can looking to borrow higher loan amounts at high LVR's
- Available on both regulated and unregulated loans
- For purchase, re-finance and investment
- Cash out available (restrictions apply, see page 2)
- Available for Personal, Business or Investment purposes
- Unpaid judgments or defaults less then \$1000 ignored
- Bankrupts discharges less than 1 year ago accepted
- Judgments or defaults more than 2 years old ignored (paid or unpaid)
- Available to clean credit First Home Buyers

LVR/Loan Amount

LVR	Category A Locations	Category B Locations
60%	\$2M	\$2M
65%	\$2M	\$1.75M
70%	\$1.75M	\$1.5M
75%	\$1.5M	\$1.25M
80%	\$1.25M	\$1M
85%	\$1M	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
Nil	Nil	0.25%	0.50%	1.25%

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 \$10,000 for variable loans and \$20,000 for fixed

Repayment Options

Principal and Interest

Interest only on investment properties

Fixed Interest unavailable

*Loan Amounts/LVR's reduced for Regional security property (Category B)

Maximum Exposure

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

Security Type and Location

Most metropolitan and regional centres
Rural residential properties up to 25 acres considered
Residential units in towers up to 15 stories high considered

Construction Loans

Unavailable

Repayment Options

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

Redraw

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

Cash Out Guidelines

- Cash out unlimited for loans <65% LVR (Level 1 and 2 credit impairment)
- Cash out on loans >65% LVR restricted to 25% of loan amount
- Cash out for credit impairment levels 3-5 inclusive restricted to \$10,000
- Maximum LVR for loans with a cash out component 80%
- Cash out must be verified with supporting documentation prior to unconditional approval for all loans >65% LVR
- If the majority of cash out funds are being used to refinance a non-conforming or Solicitors/Private Funders loan, the maximum cash out portion cannot exceed \$10,000 of loan amount

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

Additional Processing Requirements

1 month bank statements (both personal and business) issued within the last 90 days is required if the LVR >75%.



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
- \$396 for loans up to \$3.5M

Early Termination Fee

Yrs 1-2 3% of the loan amount
Year 3 2% of the loan amount

Discharge Fee

- \$500 flat fee per security

Discharge Preparation and Attendance Fee

- \$275 per attendance