

## BMM Capricorn Loan

- Available with Full Documentation or Lo Documentation
- All locations considered on their own merits
- No BAS – No LMI
- Refinance Caveat Loans, Second Mortgages, Private and Pre Paid Loans
- Vacant Land Lo Doc to 75% LVR
- **Incomplete Securities**
- Favourable Purchases
- Lend on market value even if higher than contact price
- 1<sup>st</sup> Mortgages to \$1.5M 75% LVR
- Ability to consider unlimited credit issues including bankrupts
- Multiple units on 1 title (no construction loans)
- 12 months loans no early repayment fee at either 6 month or 12 month terms
- Bridging Finance
- Available to individuals, companies and trusts
- Some Credit Impairment catered for
- **Cash out for business**

### LVR/Loan Amount

Minimum loan amount: \$100,000

Maximum loan amount to 75% LVR: \$750,000

Maximum loan amount to 80% LVR: \$1,000,000

Higher loan amounts to \$1.5M on a case by case basis

### Lenders Mortgage Insurance (LMI)

No LMI is payable on this loan, however a facility risk fee of 3.75% of the loan amount is payable

Please refer to fees box on page 2 for full list of fees

### Loan Terms

Up to 30 years

6-12 month loans

### Repayments

- Interest only available for a maximum of 5 years
- Repayments must be paid via direct debit
- Loan interest prepayment to 12 months available
- Fixed rates unavailable

### Risk Reduction Bonus

0.75% of the loan amount returned to the borrower's loan account annually (conditions apply, available on 30 year loan term only)

## Credit Requirements

- Unlimited credit impairment – conditions apply
- Self-employed*
- 6 month ABN required
- Self Certification Statutory Declaration
- Last 3 months business bank statements or business plan for new business
- 6 month loan statements for refinances
- Accountant's declaration required
- PAYG*
- Letter of employment
- Last 2 payslips
- Last 3 months personal bank statements
- Latest group certificate

## Fees

### Application Fee

\$990

### Valuation Fee

\$550 - \$880 for loans <\$1,000,000

Fees for loans >1,000,000 upon application

### Application Processing Fee

\$275, must be paid on application

### Establishment Fee

*For 12 month loan terms:*

\$1500 - loans to \$500,000

\$2500 – loans > \$500,000

*For 30 year loan terms:*

\$1500 on all loans

### Legal Fees

\$1320-\$1650 (approx)

### Title Insurance

\$295 per title

### Facility Risk Fees

3.75% of the loan amount

### Monthly Service Fee

0.30% of loan amount p.a. payable monthly

### Discharge Fee

\$650 per title