

Lo Doc Credit Access

- Flexible facility offering direct salary crediting, a full redraw facility (**with Direct Card**) with no ongoing fees at a very competitive interest rate.
- Ideal for self employed borrowers unable to provide financials at the time of application
- Borrowers may be companies or trusts
- Loans may be regulated or unregulated, and for most worthwhile purpose, including land purchase and construction.
- Available for refinances and debt consolidation ($\leq 60\%$ LVR)
- **No BAS statements** required up to 60% LVR

LVR/Loan Amount

80%	\$50,000 - \$1,000,000 (metro areas)
80%	\$50,000 - \$750,000 (regional areas)
80%	\$50,000 - \$300,000 (all remaining areas)
60%	\$1,500,000 (metro areas)

Lenders Mortgage Insurance (LMI)

No LMI required if loan $\leq 60\%$ LVR. LMI paid by the funder on loans $< 70\%$ LVR where loan amount $< \$600,000$. LMI is borrower paid in all other instances. There is an option for the LMI premium to be paid by the funder if required (an additional 0.30% loading applies)

Loan Terms

Up to 30 years

Repayments

Principal and Interest or Interest Only for 1 to 10 years

Frequency

Instalments can be made weekly, fortnightly or monthly

Direct Card

This product offers you a direct card which allows you to redraw funds from your loan account at most Bank and Credit Union ATMs and at retailers displaying the EFTPOS symbol.* Internationally, you will also be able to redraw funds from ATMs displaying the Visa Plus symbol in over 160 countries. [Click here for the request form](#)

Repayment Options / Frequency

Repayments can be made by direct debit request or direct electronic credit weekly, fortnightly or monthly. Extra payments on variable rate loans can be made at any time.

Split Facility

One loan with up to 4 loan splits/portions allowed. Useful for distinguishing between loan purposes and providing assistance with income tax preparation.

Fixed Option

All or part of the loan can be converted to a fixed rate loan at any time at no cost (subject to a 4 split/portion maximum)

Direct Salary Crediting

Salary and other income such as rental income or dividends can be directly paid into the loan account and accessed via the redraw facility over the phone or via the Internet when needed.*

Redraw

Available as required (\$50 min.) accessed over phone or via the Internet

Rate reduction / Stepdown

Available when customers can provide satisfactory financials

Additional Payments / Principal Reductions

Extra payments (no limit) are allowed on variable rate loans and can be made at any time. 'Manual' re-amortisation requests apply.

Portability

The security property can be substituted if required. A 'Deed of Set Off' is available, allowing up to 3 months for the security property to be substituted. Note there may be restrictions if loan amount/LVR needs to be altered.

Cash Out

Cash out is restricted to \$10,000 to cover refinancing costs only. Unencumbered properties maximum cash out is \$100,000.

Documentation Requirements

- ABN must be valid for a minimum two year period and be registered for GST for at least 12 months
- Last 6 months BAS statements required where loan >60% LVR (not required <60% LVR)
- Applicant's latest 3 months account statements

*Up to six free non-standard transactions a month (includes Direct Salary Credits, Other Income Credits, Bpay Credits, direct card transactions, cheque book and optional direct debits)

Fees

Account-keeping/ongoing

- Nil

Establishment

- \$495, includes one standard valuation to \$250
- Lender's legals borrower paid

Additional Valuations

- \$250 each, standard vals only. Properties over \$300,000 or in remote areas may incur additional fees.

Early Repayment*

- Yrs 1-5 1 to 1.5 months loan repayments

*Range indicated, final fee dependant on individual loan parameters

Deluxe Option

P&I or 10 years IO with access to a Direct Card and Cheque book

Minimum split/portion amount: \$20,000

Maximum loan amount: \$500,000

Maximum LVR: 80%

Interest rate loading: 0.05%

Additional features:

- 15 free non-standard transactions per month*
- Can be linked to MasterCard and Chequebook facilities

Gold Line of Credit

Minimum split/portion amount: \$20,000

Maximum loan amount: \$500,000

Maximum LVR: 80% if one account

90% if part of a split loan

Interest rate loading: 0.15%

Additional features:

- As above + unlimited non-standard transactions*
- Interest capitalisation for first 10 years of the loan (credit limit \$500K or less and 75% LVR maximum)

***Non-standard transactions are Direct Salary Credits, Other Income Credits, Bpay Credits, direct card transactions, cheque book and optional direct debits**