

# BMM QuickFind Matrix – NoFin Suite



<b>BMM Loan Product/ Loan Features</b>	<b>BMM NoFin Credit Access</b>	<b>BMM NoFin Premium</b>	<b>BMM NoFin ABL Access</b>
<b>Max LVR</b>	80% Inv or O/O	80% Inv or O/O	80% Inv or O/O
<b>Loan Terms</b>	Approx 30 yrs	Up to 30 yrs	Up to 25 yrs IO Up to 30 yrs P&I
<b>Loan Amounts<sup>1</sup></b>	\$50,000 – \$1,000,000 (metropolitan areas)	\$50,000 - \$1,000,000	\$50,000 - \$2,000,000
<b>Mortgage Insurance</b>	Uninsured option available where LMI not required	Required in all instances and borrower paid. LMI capitalisation available to max. LVR of 82%	Not required to 76% LVR (category 1 & 2 security locations only) Payable by Funder if required (PMI & GE)*
<b>Uninsured Option (No LMI applicable)</b>	Yes, Max LVR 80%, Max loan amount up to \$3M to 60% LVR. Credit Risk Fees and Uninsured surcharge may apply	N/A	Yes
<b>LMI loading available - where requested, the interest rate can be loaded to absorb the LMI premium on behalf of the borrower (only in circumstances noted)</b>	Yes <b>\$300,001 - \$500,000</b> (70.01- 80%) GE and PMI Interest rate loading of 0.20% applies <b>\$500,001 - \$750,000</b> (Up to 80%) GE and PMI Interest rate loading of 0.20% applies <b>\$500,001 - \$800,000</b> (70.01- 80%) PMI Only Interest rate loading of 0.25% applies <b>\$750,001 - \$1,000,000</b> (Up to 70%) GE and PMI Interest rate loading of 0.20% applies, Bwr. pays 70.01% to 80% LVR	N/A	N/A

<sup>1</sup> LVR and Lender's Mortgage Insurance restrictions may apply at higher loan amounts – refer individual fact sheets

\*ABL reserves the right mortgage insure post settlement

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<b>ABN Requirements</b>	Minimum 2 Year ABN GST Registration Required where turnover >\$75,000	Minimum 2 Year ABN GST Registration Required where turnover >\$75,000	Minimum 2 Year ABN GST Registration Required where turnover >\$75,000
<b>1 day ABN Option</b>	N/A	N/A	N/A
<b>Interest Only Period</b>	Up to 10yrs	Up to 10yrs	Up to 10yrs
<b>Rate Reduction/Stepdown</b>	N/A	Applicable upon provision of satisfactory financials after 6 months	Applicable upon provision of satisfactory financials after 6 months
<b>Fixed Rate</b>	Up to 5yrs	Up to 3yrs	N/A
<b>Split Accounts</b>	Up to 4 accounts	Up to 4 accounts	Up to 5 accounts
<b>Repayment Frequency</b>	Weekly, fortnightly or monthly	Fortnightly or monthly, commencing 2 Fridays after 1 <sup>st</sup> months' payment	Weekly, fortnightly or monthly
<b>Repayment Method</b>	BPay, direct debit request or direct salary credit	BPay, direct debit request, direct salary credit or inter-account payment (split loans only)	BPay, direct debit request, direct salary credit or inter-account payment (split loans only)  In the case of 100% offset repayments must be debited from the offset balance
<b>Additional Payments</b>	Yes, no penalty on variable rate loans	Yes, no penalty on variable rate loans	Yes, no penalty on variable rate loans. Up to \$20,000pa for fixed rate
<b>Salary Credit</b>	Yes, unlimited and free	Yes, unlimited and free	Yes, unlimited and free
<b>Redraw</b>	Yes, unlimited and free	Yes, unlimited and free	Yes, min. \$2000. A fee may be payable.
<b>Phone Banking</b>	Yes, 24hrs 7days	Yes, 24hrs 7days	Yes, 24hrs 7days
<b>Internet Banking</b>	Yes, 24hrs 7days	Yes, 24hrs 7days	Yes, 24hrs 7days Features 'Pay Anyone' + BPay facilities

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<b>Debit Card/Direct Card</b>	Yes	N/A	Homeline only
<b>Credit Card<sup>2</sup></b>	Deluxe/Gold only	Deluxe only	Homeline only
<b>Cheque Book</b>	Deluxe/Gold only	Deluxe only	Homeline only
<b>Direct Debit from Loan</b>	Yes	Yes, unlimited and free	Homeline and 100% offset accounts only
<b>Vacant Land<sup>3</sup></b>	Yes, max LVR 80%, applies, max loan amount \$550,000 (rate loading of 0.10%). Not available on Uninsured option	N/A	Yes, no rate loading applies Term to 25yrs
<b>Construction Options</b>	Yes, rate loading of 0.10% applies. Not available on Uninsured option	N/A	Yes, no rate loading applies
<b>Deluxe Options/Line of Credit<sup>4</sup></b>	Yes, rate loading of 0.05% applies. Gold option also available – rate loading of 0.15% applies	Yes, no rate loading applies	N/A Homeline account available at 0.10% higher rate
<b>Substitution of Security</b>	Yes, deed of set-off available	Yes – simultaneous settlement required	Yes – simultaneous settlement required
<b>Establishment Fee</b>	Includes standard valuation (up to \$250)	Includes standard valuation (up to \$250). Please note a Funder Application Fee of \$275 also applies	Includes standard valuation (up to \$250)
<b>Monthly Fees</b>	N/A	N/A	N/A
<b>Ongoing Fees</b>	N/A	N/A	Homeline only - \$100p.a
<b>Partial Discharge Fee</b>	N/A	N/A	\$50
<b>Loan Variation Fees</b>	Min. \$110	Min. \$165	A fee may be payable depending on variation required
<b>Early Repayment Fees (ERF)</b>	3 to 3.5 months loan repayments yrs 1-3, 2 to 2.5 months yrs 4&5 *Range indicated, final fee dependant on individual loan parameters	1.4% to 1.8% of loan amount yrs 1-3, 1.05% to 1.50% yr 4, 0.70% to 1.20% yr 5 *Range indicated, final fee dependant on individual loan parameters	1% of loan amount 0-1yr, 0.75% 1-2yrs, 0.50% 2-3yrs, 0.25% 3-4yrs.

<sup>2</sup>Optional freestanding credit cards available – refer to our website [www.bettermm.com.au](http://www.bettermm.com.au)

<sup>3</sup>Note borrowers settling on land only must show a clear intent to construct within 6-12mths, this requirement waived for ABL access

<sup>4</sup>Please refer to Deluxe Options Fact Sheet available at [www.bettermm.com.au](http://www.bettermm.com.au)

Effective 09/02/09 – Subject to change without notice