



## Home Equity Access

- Ideal for over 60's looking to improve their lifestyle by accessing the equity in their home
- Borrow an amount calculated according to the value of the home without the need to pay interest until the house is sold
- There are a number of convenient payment choices including lump sum, monthly payments or a combination of both
- **No ongoing fees or charges!**

### Getting Started

**Minimum Loan Amount:** \$20,000

**Maximum Loan Amount:** No maximum for loans, subject to property valuation. The amount that can be borrowed depends on the applicant's age and the value of their property as below:

Loan Value ratios							
Age	LVR	Age	LVR	Age	LVR	Age	LVR
60	10%	70	20%	80	35%	90	45%
61	11%	71	22%	81	36%	91	46%
62	12%	72	24%	82	37%	92	47%
63	13%	73	26%	83	38%	93	48%
64	14%	74	28%	84	39%	94	49%
65	15%	75	30%	85	40%	95+	50%
66	16%	76	31%	86	41%		
67	17%	77	32%	87	42%		
68	18%	78	33%	88	43%		
69	19%	79	34%	89	44%		

**Note:** Post code restrictions apply which means we may not be able to lend to some areas

**Property Restrictions:** No retirement villages/resorts or transportable homes permitted.

**Negative Equity Guarantee:** Neither the borrower nor their estate will owe more than half the value of the property unless the borrower breaches the loan terms.



**Investment properties:** Considered on an individual basis

**Outstanding borrowing:** To be repaid at drawdown

**Insurance requirements:** Current homeowner's replacement policy

**Pension Impact:** Please refer to Centrelink

## **Payment choices**

### **Lump Sum options**

- Fixed interest rate over 5,10,15,20 years or for lifetime
- Variable interest rate

### **Monthly Income options**

- Variable interest rate over 5,10,15, 20 years
- Equal payments or 2.5% annual increase

### **Flexible drawdown options**

- Combination fixed and variable rate
- Combination lump sum, monthly income or cash reserve

*In addition, you can protect up to 25% of the value of their home (lower LVR's will apply)*

## **Fees**

- Processing Fee (paid upfront at application) = \$275
- Application Fee = \$700 (paid at loan settlement dispersal)
- Valuation Fee \$300 if less than \$1M, \$550 between \$1M and \$2M (paid at loan settlement dispersal)
- Legals borrower paid (paid at loan settlement dispersal)
- **No Ongoing fees or charges**

## **After settlement of the Loan**

- Further drawdown/redraws are available, minimum \$1000

## **Repaying or Changing the Loan**

### **Repayments**

- None required until borrowers cease to reside at the security address

### **Optional Repayments**

- Minimum of \$1000 (penalties may apply on fixed rate loans)

### **Involuntary Repayment**

- No Fee

### **Voluntary Repayment Fee**

- Year 1 – 5 1% of loan amount

### **Fixed Rate Voluntary Break**

- Charged at cost

### **Post settlement variations**

- \$250

### **Discharge Fee**

- \$250



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