

## Leo Full Doc

- Suited to clear or credit impaired, self-employed occupier or investment borrowers
- For purchase, re-finance and investment purposes (personal or business)
- Credit impaired loans  $\leq 80\%$  LVR
- Loans for rural security in towns > 2000 pop available
- Loans for acreage > 100 acres available (must have house)
- Loans for High rise apartments (including inner city) >10 storey available
- Short term loans 1 year + available
- Construction loans available for category 1 locations up to 70% LVR with minor credit impairment
- Favourable purchases
- Non resident/457 visa applicants OK up to 75% LVR

### LVR/Loan Amount

\$650K up to 95% LVR (new purchases only, 5% genuine savings is required)

\$750K up to 90% LVR

\$1M up to 75% LVR

\$1.5M up to 70% LVR

#### Notes:

- Lower LVRs apply to non category A or B locations
- **Maximum LVR for refinances is 90% LVR**

### Lenders Mortgage Insurance (LMI)

- No LMI premium payable on loans up to 80% LVR. For loans >80% LVR, LMI guidelines apply
- LMI can be capitalised up to maximum LVR 95%
- LMI must be taken with QBE LMI (5% genuine savings requirement)

### Loan Terms

Minimum 1 year, maximum 40 years

### Split Facility

Split rate facility available

### Repayment Options

- Principal and Interest
- Interest Only up to 5 years (2 years for Rural properties)
- Fixed Interest Rates (up to 5 year terms) with additional repayments permitted. A 0.50% rate loading applies to loans on the 'Clear' risk grade

### Rural Security

Rural security up to and exceeding 100 acres considered at lower maximum LVRs. Rate loading of 0.50% applies to all acreage security > 25 acres

### Highrise Apartments

Apartments > 50m<sup>2</sup> maximum LVR 70% (up to \$1M)

Apartments 40-50m<sup>2</sup> maximum LVR 60% (up to \$500K)

Highrise apartments > 10 storeys acceptable including inner city

### Serviced Apartments

Apartments >50m<sup>2</sup> maximum LVR 60% (up to \$1M)

Apartments 40-50m<sup>2</sup> maximum LVR 50% (up to \$500K)

### Maximum Exposure (Units)

Maximum exposure for completed units in one development or tower block is 4 units or 20% of the total number of units in the development

### Security Location

All metropolitan (including inner city) and regional centres considered

### Repayment Options

Repayments can be made weekly, fortnightly or monthly. Lump sum additional payments permitted on both variable and fixed rates (\$10,000 per month maximum on fixed loans)

### Redraw

Unlimited free redraw available via Phone

### Cash Out

Available, unlimited

### Additional Requirements

Applicants must have been employed in their current position full time for at least 6 months (not on probation) or 12 months for casual employees

## Fees

#### Establishment Fee

- 1.50% of loan amount (minimum \$1400)

#### Application Processing Fee

- \$275, must be paid upon application

#### Valuation Fee

- Minimum \$302 paid upon application

#### Loan Settlement Fees

- \$145 title insurance
- \$550 legal fee
- \$130 electronic file fee
- \$120 settlement disbursement fee

#### Account Service Fee

- \$50 per year

#### Packet Review Fee

- \$300 per year if loan is unregulated

#### Discharge Fee

- \$765 plus lender's solicitors costs