

Premium Access

- **No LMI premium** payable where premium \leq \$4380
- A loan with all the features at a very competitive interest rate
- No on-going fees
- Suitable for PAYG or self-employed borrowers. Two years tax returns are required for self-employed borrowers. Borrowers must have a good credit history and can be companies or trusts
- Loans may be regulated or unregulated, and for any worthwhile purpose
- LMI Capitalisation available above maximum LVR of 90%

LVR/Loan Amount*

Up to 90% to \$1 Million

*LVR/Loan amounts may still be subject to conditions set by applicable Lenders Mortgage Insurers

Lenders Mortgage Insurance (LMI)

If premium is \leq \$4380, the funder will pay the LMI premium. For loans where premium $>$ \$4380, LMI must be paid by borrower either upfront or capitalised onto loan amount (LMI can be capitalised above 90% LVR with Genworth LMI)

Maximum Exposure

No set exposure limit per applicant or associated entity providing serviceability is evident
Exposure limits may still be subject to conditions set by applicable Lenders Mortgage Insurers

Genuine Savings

For loans $>$ 85% LVR, borrowers must demonstrate genuine savings of at least 3% of the proposed purchase price, held or accumulated over a minimum period of 6 months

Loan Terms

From 15 to 40 years

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

Repayments

Principal and Interest

Interest Only for 1 to 10 years Fixed Interest Option 1 to 5 years

Repayment Options

Repayments can be made by direct debit request, direct electronic credit or inter-account payment (IAP) and BPay

Frequency

Instalments can be made weekly, fortnightly or monthly. Extra payments on variable rate loans can be made at any time

Construction and Vacant Land loans

Not available

Telephone & Internet Access

Yes, 24 hours a day, 7 days a week

Direct Debit

Pay your loan by direct debit monthly fortnightly or weekly

Direct Credits

Have your salary or rental income directly paid into your loan account and use your redraw facility over the phone or via the internet to access your money when needed

Redraw

Available as required and accessed over phone or via the Internet

Pay Anyone

3rd party direct debits from the loan is permitted

Principal Reductions

Yes no limit, however 'manual' re-amortisation requests are required

Portability

The security property can be substituted if required. Note there may be restrictions if loan amount/LVR needs to be altered

Fees

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 1-3 1.20% to 1.60% of the loan amount
- Yr 4 0.90% to 1.30% of the loan amount
- Yr 5 0.60% to 1.00% of the loan amount

*Range indicated, final fee dependant on individual loan parameters

LMI Recovery Fee

For loans >\$500,000 where LMI is paid by the funder, the following will apply

- Discharged year 1 – 100% LMI cost payable
- Discharged years 2-3 – 80% of the LMI cost
- Discharged years 4-5 – 60% of the LMI cost

Deluxe Line Of Credit

Minimum split/portion amount: \$10,000

Maximum loan amount: \$1,000,000

Maximum LVR: 90%

Additional features:

- Can be linked to MasterCard
- Chequebook facilities
- Third party direct debits
- Redraw
- No monthly fee
- No interest rate loading