

# Premium Specialist Assist

This product is suited to PAYG and self-employed borrowers (Full doc or Alt doc), clear or credit impaired, fully verified owner occupier or investment borrowers.  
Premium range is not suitable for loans that will last <2 years.

## Product Features:

- Available on both regulated and unregulated loans
- For purchase, re-finance and investment
- Unlimited number of Mortgage Arrears or Adverse VEDA listings
- Stepped rate discount applicable on first and second anniversary of loan

## Loan Amount

- Minimum - \$50,000
- Maximum - \$1,000,000

| LVR       | Cat A       | Cat B     | Cat C     |
|-----------|-------------|-----------|-----------|
| Up to 65% | \$1,000,000 | \$750,000 | \$500,000 |
| 70%       | \$1,000,000 | \$750,000 | \$500,000 |
| 75%       | \$1,000,000 | \$750,000 | -         |
| 80%       | \$750,000   | \$500,000 | -         |
| 85%       | \$500,000   | -         | -         |

- 10% less than the product maximum for the locations All VIC, All NSW, QLD Inner City postcodes as defined by funder, NT postcode 0800, ACT 2600-2612, WA 6000-6005 and WA 6100-6103
- 5% less than the product maximum for the location WA postcodes outside 6000-6005 and outside 6100-6103 and ACT postcodes outside 2600-2612

## Loan Terms

- Minimum - 15 years
- Maximum - 30 years

## Lenders Mortgage Insurance (LMI)

No LMI premium payable

Risk Fees may be payable. See Rate sheet for more details.

## Capitalisation of Fees

Risk Fee can be capitalised above 80% LVR (but cannot exceed maximum 85% LVR), legal and settlements fees can only be added to loan up to maximum prescribed LVR

## Credit Impairments

|                                          |                                |
|------------------------------------------|--------------------------------|
| Mortgage/Rent Arrears                    | Unlimited                      |
| Credit Events (Defaults, Judgements etc) | Unlimited                      |
| Bankruptcy Discharge                     | Current, but less than 2 years |

- Ignore defaults, writs or summons under \$2000
- Ignore any defaults, writs or summons paid over 12 months ago
- Ignore any defaults, writs or summons listed over 24 months ago (paid or unpaid)

## Split Facility

Split rate facility available to maximum of 6 accounts per loan. Useful for distinguishing between loan purposes and providing assistance with income tax preparation. Minimum split facility is \$10,000

## Maximum Exposure

Multiple loan facilities available up to maximum individual limit of \$3,000,000 gross security value

## Acceptable Security

All properties must be:

- For private residential use only
- A minimum of 40m2 in living area excluding parking / balconies / courtyards
- A maximum land area of 10 hectares (25 acres)

## Vacant Land or Construction

Not available

## Repayment Options

- Principal and Interest on owner occupied (I/O for any loan portion where the purpose is for business/investment)
- Interest only on investment properties
- Fixed Interest unavailable
- Repayments can be made weekly, fortnightly or monthly. Lump sum additional payments are free

## Stepped Rate Discount

A rate discount of 0.25% is available on both the first and second anniversary of the loan provided that the conduct of the loan has been satisfactory to the funder. (Conditions apply)

## Redraw

Available, minimum redraw amount \$100 (free if conducted via Internet and Phone). BPay facility available for bill payments from loan account

## 100% offset account

Available, no rate loading applies

## Cash Out

- Cash out up to max \$10,000
- Max LVR 80% (Inc. any other debt)
- Business purpose and payout ATO debt acceptable

## Additional Valuation Requirements

4 photos must accompany any valuation reports (ordered by BMM)

Check valuations will be ordered if:

- The loan amount and security value exceed \$750,000 and/or the LVR exceeds 80% LVR
- Property value is > 2 times the suburb's median value
- New unit developments

## Income Requirements

### Full Doc

- **24 months ABN** (registered for GST where required)
- **PAYG** with income base only, choice of
  - 2 of the 3 most recent computer generated payslips
  - 3 months bank statements with name of employer evident
- **PAYG** with O/T and/or Commissions must provide
  - Latest PAYG payment summary
  - Most recent Tax Assessment Notice
- **Self Employed** must provide:
  - Last 2 years full financials
  - Most recent Tax Assessment Notice

### Alt Doc

- 12 months ABN (registered for GST where required)
  - Accountant Letter
  - Last 2 quarters BAS
  - 3 months Trading Statements

| Fees                                 |                                                                |
|--------------------------------------|----------------------------------------------------------------|
| Establishment                        | Metro ≤ \$1M \$695, includes standard valuations to \$275      |
|                                      | Metro \$1M - \$2M \$945, includes standard valuations to \$525 |
| Lenders Settlement                   | \$949 (includes title insurance and lenders legals)            |
| Risk Fees                            | Risk Fees may be payable. See Rate sheet for more details.     |
| Discharge                            | \$300 flat fee per security                                    |
| Discharge Preparation and Attendance | \$308 per attendance                                           |