

## Optimal Basic

- Suitable for Purchase, refinance of owner-occupied and/or Investment property.
- No Vacant Land or Construction
- Owner Occupied P&I only. Investment P&I and Interest Only. Fixed Rates available
- Credit Clear – no defaults
- Genuine Savings min 5%. Rental history can be used to meet genuine savings requirement
- Up to 10% of the loan amount for Debt Consolidation and/or Cash out up to \$100K
- 100% e-offset optional, online transactions only (Annual Fee \$395)
- FHOG paid at Settlement. All States and territories excl WA

### Maximum Loan Amount

Owner Occupied or Investment min \$250K and max \$1.25m up to 80% LVR

### Lenders Mortgage Insurance

No Risk Fee or LMI required

Max @ 70% LVR High Density Apartments (depending on location).

### Loan Term

Minimum 7 years          Maximum 30 years

P&I or Interest Only repayments up to 80% LVR

### Repayment Options

- Owner Occupied P&I Only
- Investment P&I and Interest Only
- Fixed Rates from 1 to 5 years

### Securities

- Residential & Rural Resi securities in Cat 1 with a max land size of 25 acres (10 hectares)
- Units >40m2 excl Balcony and Car Park

### Acceptable

- Standard zoned residential, rural residential or rural
- Freehold residential dwellings of standard construction
- Residential units (with separate title) over commercial premises up to 80%
- Leasehold residential dwellings of standard construction
- Properties with land size of less than 25 acres (10 hectares)
- Residential: Up to 2 properties on 1 title
- Developments must have a good level of demand, max 80% LVR
- High Density Greater than 40m2, excluding balcony and car parking and within acceptable postcode listing. Max @ 80% LVR High Density Apartments (depending on location).

### Not Acceptable

Non-residential mortgage construction loans (including commercial loans for residential developments), and loans for working capital. If uncertain please refer to your BDM for the list of unacceptable security.

### Credit History

Clear Credit History required

**Income Documentation**

- (PAYG) Last 2 pay slips plus one of the following Letter of employment, Tax assessment notice, Latest group certificate or 3 months bank statements
- (SELF EMPLOYED) Borrower must be **self-employed for 6 years** or more

**Account Splits** - Maximum of five splits

**E-Offset Option**

100% e-offset optional, online transactions only (Annual Fee \$395)

**Repayment Frequency**

Option of weekly, fortnightly or monthly repayment frequency for Principal and Interest. For Interest Only, monthly repayment frequency only.

**Additional Repayments**

Unlimited for variable loans with or without offset. Fixed Rate – up to \$20,000 per annum

**Redraw** - Unlimited online redraws

**Refinance**

- Refinances require most recent 6 months statements of all loans being refinanced

**Rate Conversion**

Convert from a variable rate to a fixed rate at any time. A rate conversion fee may apply

**Fees****Establishment Fee**

Full Doc: \$595, includes one standard valuation to \$275  
Lender's legals borrower paid

**Additional Valuations**

\$275 each, standard vals only.  
Properties over \$300,000 or in remote areas may incur additional fees

**Settlement Fee** - \$150

**E-Offset Option** - \$395 Annual Fee

**Discharge Admin Fee**

\$595