

## Premium Expat

- Residential – **90% of overseas income** (converted to AUD) may be **used for servicing calculator + 100% of rent**
- All the features you expect in a Pro-pack loan with Direct Salary Crediting into the loan account, 100% Offset Account, Internet and Phone banking
- **Ongoing competitive rate** (Not a honeymoon or start rate)
- Suitable for PAYG. Borrowers must have a good credit history & not be a company or trust
- Available to NZ citizens living and working in NZ or permanent residents of NZ.
- Available for investment purchase & refinance up to 70%

### Non-resident

A non-resident is deemed to be a citizen and/or permanent resident of Australia or New Zealand who resides and is employed in another country. New Zealand citizens living and working in New Zealand or permanent residents of New Zealand are considered residents of Australia and are not treated as Non-Residents

### LVR/Loan Amount

Minimum loan amount \$150,000

LVR <70% with loan amount up to \$700,000

### Lenders Mortgage Insurance (LMI)

LMI is not available

### Loan Terms

From 15 to 30 years

### Split Facility

Yes, up to 4 splits available, minimum split portion is \$10,000. Useful for distinguishing between loan purposes and providing assistance with income tax preparation

### Repayments

Principal and Interest

Interest Only for 1 to 10 years

### Repayment Options & Frequency

Repayments can be made by direct debit request, direct electronic credit or inter-account payment (IAP) and BPay. (customers are required to have an Australian bank account)

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

No Construction or Vacant Land Loans Available

### Net Asset Position

Borrower must have High Net Worth, with net surplus assets >\$500,000.

*International assets such as stated real estate and/or investments are permitted for consideration when calculating net asset position.*

### 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. BPay facility available for bill payments from loan account. Debit card is available.

**Line of Credit & Cash Out**

Not Available for Overseas borrowers

**Principal Reductions**

Yes, no limit, however 'manual' re-amortisation requests are required unless dynamic repayments are selected

**Portability**

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

**Income & Employment Policies**

Standard income & employment policies apply. Acceptable income evidence must be translated into English via an authorised/approved translator and converted into AUD using the current exchange rate. 90% of overseas income (converted to AUD) may be used for serviceability

**Acceptable Countries Non-resident Applicants**

Bahrain, Belgium, Brunei, Canada, China, Cook Islands, Denmark, Fiji, France, Germany, Hong Kong, India, Indonesia, Ireland, Italy, Japan, Kuwait, Macau, Malaysia, Mauritius, New Zealand, Norway, Oman, Papua New Guinea, Philippines, Qatar, Samoa, Saudi Arabia, Singapore, Solomon Islands, South Africa, South Korea, Spain, Sri Lanka, Sweden, Switzerland, Taiwan, Thailand, The Netherlands, Tonga, United Kingdom (England, Scotland, Wales, Northern Ireland), United Arab Emirates, United States of America, Vanuatu, Vietnam

**Unacceptable applicants**

Non-Resident Self Employed; Company, Business borrowers or Trusts; and Politically Exposed Person/People

**Security Type and Location** *(subject to Funder specific policy)*

- A minimum of **50m<sup>2</sup>** excluding parking/balconies/courtyards (dependant on location)
- A minimum of **40m<sup>2</sup>** excluding parking/balconies/courtyards in high demand capital city metropolitan location

**Fees****Establishment**

\$695, includes one standard valuation to \$275.  
Lender's legals borrower paid

**Annual Fee**

\$345

**Additional Valuations**

\$325 each, standard valuations only.  
Properties over \$300,000 or in remote areas may incur additional fees

**Discharge Administration Fee**

\$300 Administration Fee, Legal (preparation) Fee \$308