

## Flexi Elite and Flexi Elite PLUS

- For purchase, refinance, debt consolidation and investment (No business use)
- **No LMI/Risk Fee to 85%LVR/No Credit Scoring** available on Flexi Elite only
- **Cash Out Available** – (Conditions apply)
- **Generous postcode options**
- 100% offset sub-account available – *No Additional Cost*
- Maximum **<65% LVR for Vacant Land** (inclusive of fees) max loan size \$650K
- Vacant Land Security (Cat 1&2), must be supported by a second security
- Maximum 75% LVR for new unit
- Company and Trust borrowers are allowed
- For home purchases, **NGS OK to 85%LVR** - available on Flexi Elite PLUS only
- 3 month personal bank statement (issued in last 30 days) is required for all Flexi loans

### LVR/Loan Amount

Minimum loan amount \$100,000

\$1,000,000 up to 80% LVR

\$850,000 up to 85% LVR

\$650,000 Vacant Land up to 65% LVR

New Unit up to 75% LVR

### Lenders Mortgage Insurance (LMI)/Risk Fees

**Flexi Elite** ≤85% LVR No LMI/Risk Fee payable.

**Flexi Elite PLUS** ≤80% LVR No LMI/Risk Fee payable. Lenders Protection Fee applicable for >80%LVR

### Genuine Savings Requirement

- Genuine Savings not required

### Repayment Options

- Flexi Elite - Principal and Interest only (From minimum of 10 years to max 30 years)
- Principal and Interest or Interest Only available (up to 5 years)
- Interest Only is only available on Flexi Elite PLUS*
  - **Owner Occupied Borrowers** - IO portion is limited to 50% of the total loan balance

### Security Type and Location

- Residential security in cities and major regional towns – Cat 1 - 4
- Residential units (excluding high density developments >35 units)
- Residential units 50sqm or greater considered
- Maximum land size 25 acres (10 hectares)
- Vacant Land size 2.5 acres (Cat 1 & 2) must be supported by a second security

### Vacant Land

Vacant land available in Categories 1 & 2 security.

- OO and Investment (Vacant Land) purposes allowed.
- Maximum 65% LVR and max loan size of \$650K
- Vacant Land size 2.5 acres (Cat 1 & 2) must be supported by a second security

Construction Loan if a House & Land package.

- Suitable for clean credit applicants who want to build up to 2 properties on 1 title including townhouses and duplexes.
- Up to 80% LVRs (inclusive of fees) on Full Doc. Risk Fee applies above 75% LVR.
- Alt Doc options available up to 80% LVR (inclusive of Fees)

**100% Offset**

Available to new customers, with optional Visa Debit card, *at no additional cost*. Limit of 1 sub-account per loan facility. Repayment is calculated on the balance of the loan account only i.e. the balance of the offset account is not taken into consideration.

**Refinance Policy**

- No refinance of business or tax debt allowed
- All defaults up to \$500 considered
- Consolidation of maximum of 4 unsecured debts

**Redraw**

Unlimited free online redraws, minimum online redraw amount \$50 (minimum manual redraw amount \$1000)

**Cash Out Policy**

- **Cash out** available Maximum of \$20,000 <85%LVR unless for a verified asset purchase (for example car, real estate or renovation quotes).

**Mortgage Statements:**

- 6 months mortgage statements required on any owner occupied or investment loan being refinanced and 12 months mortgage statements are required on refinancing of nonconforming loans.
- Loan statements are not required where the loan Repayment History Information can be verified on the Applicant's credit file, proof of balances may still be required.
- Loan or transactional statements may be required to establish a customer's historic repayment level where a history of arrears is present.

**Sole Applicants in Spousal Relationships:**

If a sole borrower is in a spousal relationship and household cash flow is split with 50% of joint debt repayments a single living expense view is applied for the applicant. The loan will be subject to a servicing test at both a household and applicant level. The following documentation is required for the non-borrowing spouse:

- Income verification documents
- Asset and Liability Statement
- Living Expenses Statement
- Signed Privacy Act

**Fees\*****Establishment Fee**

\$595 includes one standard valuation \$275

**Settlement Fee**

Standard \$399

**Legal Fees**

From \$440 plus disbursements

**Monthly Administration Fee**

\$10 per month per split  
(maximum 4 splits - inclusive of the 100% interest offset sub-account)

**Discharge Fee**

\$250 per loan \* *No Capitalisation of Fees*

