

## Flexi Specialist Full Doc

- Suited to PAYG or self-employed borrowers who don't meet mortgage insurance or other lender requirements
- Genuine Savings not required
- **100% offset<sup>1</sup>** sub-account available – No Additional Cost
- For purchase, re-finance and investment
- **Cash out** available Maximum of \$20,000 <75%LVR unless for a verified asset purchase (for example car, real estate or renovation quotes).
- Debt consolidation for an unlimited number of debts including payout of ATO debts
- Refer to section "Credit History" for allowable arrears/defaults
- 3 month personal bank statement (issued in last 30 days) is required for all Flexi loans
- **100% offset<sup>1</sup> sub-account available – No Additional Cost**
- Income Documentation (Self Employed) last 2 years tax returns plus last 2 years tax assessment notices
- Income Documentation (PAYG) last 2 pay slips plus one of the following: Letter of employment, tax assessment notice or latest group certificate

### LVR/Loan Amount

*Standard* (inclusive of fees) \$1,000,000 up to 75% LVR

*Plus* (inclusive of fees) \$1,000,000 up to 70% LVR

\$750,000 up to 75% LVR (inclusive of fees)

### Lenders Mortgage Insurance (LMI)

Fees can be capitalised up to 75% LVR (inclusive of fees) for all loans

Fees can be capitalised up to 75% LVR (inclusive of fees) for *Plus*

**Loan Terms** - From minimum of 10 years to maximum of 40 years  
(Interest only not available for terms >30 years)

### Repayment Options

- Principal and Interest
- *Plus Only*: Interest Only up to 5 years (maximum 5 years followed by P&I)

### Security Type and Location

- Residential security in cities and major regional towns
- Residential units (excluding high density developments >35 units)
- Residential units 50sqm or greater considered
- *Standard*: Residential securities in categories 1-4 with a max land size of 25 acres (10 hectares)
- *Plus*: Residential securities in categories 1 & 2 with a max land size of 25 acres (10 hectares)

**Vacant Land and Construction Loans** - Not available

### Cash Out Policy

- **Cash out** available Maximum of \$20,000 <75%LVR unless for a verified asset purchase (for example car, real estate or renovation quotes).

**Redraw** Minimum manual redraw amount is \$1,000. Minimum online redraw is \$50.

**Lump Sum Payments** Free additional payments are allowed

### 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.

## Credit History

- Unlimited defaults, judgements and writs up to \$1,000 accepted
- Unlimited defaults, judgements and writs >\$1,000, registered >12 months (paid or unpaid)
- <1 months mortgage arrears (within last 6 months)
- Discharged from bankruptcy (1 day accepted)

### Additional PLUS allowances:

- Unlimited defaults, judgements or writs from 1 credit event < 12 months (paid or unpaid)
- Unlimited mortgage arrears (within last 6 months)

## Refinance Policy

Refinances from all lenders (including non-conforming, solicitors and private loans) permitted provided at least 6 months loan statements are provided. Refinance maximum LVR 85%.

## Additional documentation requirements

Last 3 months statements are required on other debts being refinances with the loan

## 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

\$695, includes one standard valuation to \$275

**Settlement Fee** \$399

### Risk Fee

Payable for all loans, with amount payable dependant on LVR and credit impairment as follows:  
Clear Credit (Standard)

Up to 55% LVR – 0.65% of loan amount  
>55% up to 65% LVR – 0.65% of loan amount  
>65% up to 70% LVR – 1.10% of loan amount  
>70% up to 75% LVR – 1.35% of loan amount

### Credit Impaired (PLUS)

Up to 55% LVR – 1.00% of loan amount  
>55% up to 65% LVR – 1.25% of loan amount  
>65% up to 70% LVR – 1.35% of loan amount  
>70% up to 75% LVR – 1.60% of loan amount

### Title Insurance

\$400

### Legal Fees

From \$440 plus disbursements

### Monthly Administration Fee

\$15 per month per split (maximum 4 splits - inclusive of the 100% interest offset sub-account)

**Discharge Fee** \$250 per loan