

## Premium Specialist Plus

This product is for PAYG and self-employed borrowers (Full Doc & Alt Doc) for purchase, re-finance and investment.

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 cash out available up to 80% LVR including business purpose and payout of ATO debt
- Stepped rate discount applicable on first and second anniversary of loan

### Loan Amount

- Minimum - \$50,000
- Maximum - \$1,500,000

LVR	Cat A	Cat B	Cat C
Up to 65%	\$1,500,000	\$1,250,000	\$500,000
70%	\$1,500,000	\$1,250,000	\$500,000
75%	\$1,500,000	\$1,250,000	-
80%	\$1,000,000	\$750,000	-
85%	\$750,000	\$400,000	-

- 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  
O/O I/O max 80%, INV I/O max 85% Subject to Underwriter's approval

### Credit Impairments

Mortgage/Rent Arrears	3
Credit Events (Defaults, Judgements etc)	1
Bankruptcy Discharge	Current, but entered greater than 24 months

- Ignore defaults, writs or summons under \$2000
- Ignore any defaults, writs or summons paid over 12months 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)

[scenario@bettermm.com.au](mailto:scenario@bettermm.com.au) | [bettermm.com.au](http://bettermm.com.au)

17/03/2021 Subject to change without notification

## 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

- Unlimited cash out up to 80% LVR (Inc. any other debt)
- No documentary evidence required up to 80% LVR
- 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:
  - 12 months financial statements (must be FY20)
  - Most recent BAS provided in support
  - 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	
<b>Establishment</b>	Metro ≤ \$1M \$695, includes standard valuations to \$275 Metro \$1M - \$2M \$945, includes standard valuations to \$525
<b>Lenders Settlement</b>	\$949 (includes title insurance and lenders legals)
<b>Risk Fees</b>	Risk Fees may be payable. See Rate sheet for more details.
<b>Discharge</b>	\$300 flat fee per security
<b>Discharge Preparation and Attendance</b>	\$308 per attendance