

Premium – NZ Borrower

- Available for NZ Borrowers to Purchase, Refinance or Investment in Australian properties.
- All the features you expect in a Pro-pack loan with Direct Salary Crediting into the loan account, 100% Offset Account, Line of Credit Facility, Internet and Phone banking. Cash out options.
- Suitable for PAYG or self-employed applicants. Two years tax returns are required for self-employed applicants.
- Applicants must have a good credit history and obtain a NZ Equifax report
- Loans may be regulated or unregulated, and for any worthwhile purpose
- **100% of Income converted to AUD to be used for serviceability**
- **100% of rent MUST be used in serviceability calculator to determine max loan amount**

LVR/Loan Amount LVR is dependent on and location of security property (Cat A, B or C), see also Units/Apartment locations below. Loan amounts are subject to approval and on a case by case basis, a general guideline is listed below.

<i>With LMI</i>	Up to 80% LVR	90% LVR	95% LVR
Cat A	\$2.0M	\$1.5M	\$1.15M
Cat B	\$750K	\$600K	\$500K
Cat C	\$500k – Max LVR 70%		

<i>Without LMI</i>	Up to 70% LVR	75% LVR	80% LVR	85% LVR <small>**See product 85 No LMI</small>
Cat A	\$2.0M	\$2.0M	\$2.0M	
Cat B	\$1.25M	\$1M	\$750K – Max LVR 80%	
Cat C	\$500k – Max LVR 70%			

LVR/Loan amounts may still be subject to conditions set by applicable Lenders Mortgage Insurers

Lenders Mortgage Insurance (LMI) Max loan amount \$1.1M up to 85%LVR, Category A location only. INV I/O & P/I max 95% inclusive of LMI, subject to approval.

Max LVR Units/Apartments

With LMI – No restriction provided LMI can be obtained (borrower to pay in all cases)

Max Without LMI - 70% LVR on unit/apartment VIC, NSW, QLD Inner City postcodes as defined by funder, NT 0800, ACT 2600-2612, WA 6000-6005 and 6100-6103

Max Without LMI - LVR 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 - From 15 to 30 years

Maximum Exposure - Exposure limit is \$2,000,000 per Applicant

Genuine Savings - Where loan is >90% LVR, Applicant must demonstrate genuine savings of at least 5% of the proposed purchase price, held or accumulated over a minimum period of 3 months

Repayments & Repayment Options

Principal and Interest

Interest Only for INV – 1 to 10 years

Fixed Interest Option 3 years - *Adds a loading to interest rates. Only available to new customers with 50% loan amount fixed.* Repayments can be made by direct debit request, direct electronic credit or inter-account payment (IAP) and BPay

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

- A minimum of **50m²** excluding parking/balconies/courtyards (dependant on location)
- A minimum of **40m²** excluding parking/balconies/courtyards in high demand capital city metropolitan location

Construction and Vacant Land loans - No Construction or Vacant Land Loans Available

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05/08/19 – Subject to change without notification

Split Facility

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

Frequency

Instalments can be made weekly, fortnightly or monthly. Extra payments on variable rate loans can be made at any time

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 / 100% Offset Account

Line of Credit provides for capitalisation of interest. As long as the Applicant is within their approved limit, no set repayment is required. The Line of Credit portion will be Interest Only for a period of 10 to 15 years and then will amortise over the remaining loan term. The monthly instalment will switch to principal and interest, on the maximum available amount, regardless of drawings. 100% Offset Account available, no rate loading apply.

Equifax Credit Report

A NZ applicant applying for Australian loans will need to provide copies of their own credit report(s) which they can access via the link below:

<https://www.govt.nz/browse/consumer-rights-and-complaints/debt-and-credit-records/check-your-own-credit-report/>

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

Cash Out

Without LMI to 80% LVR cash out is unlimited.

With LMI to 85% LVR cash out is unlimited. From 85% to 90% LVR cash out restricted to 20% of the security value.

Fees**Establishment**

Metro ≤ \$1M \$695, includes standard vals to \$275
Lender's legals Applicant paid

Annual Fee

\$345

Additional Valuations

Metro ≤ \$1M \$340 each, standard vals only.

Title Insurance

\$132 – loans to \$600,000 \$238 – loans \$600,001 to \$1M

Discharge Administration Fee

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