

Leo Full Doc

- Suited to clear or **credit impaired PAYG borrowers** \leq 80% LVR
- 12 month ABN minimum with **1 day GST** registration permitted (must be able to demonstrate 2 years self employed history)
- **For purchase, re-finance and investment purposes (personal or business)**
- Loans for High rise apartments (including inner city) >10 storey available
- **Unlimited debt consolidation, payout ATO debt, business debts**
- Favorable purchases – 80% of valuation OR 100% of Contract Price
- **Company/Trust structure OK**
- Refinance Private lenders and other Alt Doc loans
- NO Genuine savings – funds from any source considered
- Unlimited consolidation – over limit and past due payments considered
- Mature applicants considered if servicing evidence from Pension or Super payout supplied
- **Available for Construction* & Rural properties**
- Vacant Land, Metro, Cat 1 Standard Residential – 50% LVR

LVR/Loan Amount

<\$1.25M up to 80% LVR
\$1.25-\$2.0M up to 75% LVR

Lenders Mortgage Insurance (LMI)

No LMI premium or risk fees payable on loans

Loan Terms

Maximum 30 years

Split Facility

Split rate facility available

Repayment Options

- Principal and Interest
- Interest Only up to 5 years
- 0.40% loading applies (up to \$1.5M Residential Full Doc)

Highrise Apartments

Apartments > 50m2 maximum LVR 60% (up to \$1M)
Apartments 40-50m2 maximum LVR 50% (up to \$500K)
Highrise apartments > 10 storeys acceptable including inner city

Serviced Apartments

Apartments >50m2 maximum LVR 60% (up to \$1M)
Apartments 40-50m2 maximum LVR 50% (up to \$500K)

Maximum Exposure (Units)

Maximum exposure for completed units in one development or tower block is 4 units or 20% of the total number of units in the development

Cash Out

Unlimited available including for working capital

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08/04/2020 – Subject to change without notification

Construction

Available up to 70% Max LVR up to \$1.0m for a single property construction. Credit impaired customers accepted. Separate rate during construction, before dropping down to Full Doc rate at the completion of construction (see Leo Rate sheet).

Construction is unavailable in WA. Exceptions include 4 Units on 1 Title (*contained under one continuous roof*). All exceptions determined on a case by case basis by the funder.

Rural Properties

Rural/residential properties <100 acres acceptable, with special rates (see Leo Rate Sheet) & application fee. Max 75% LVR – *subject to change based on property acreage, contact bmm for more information*. Max \$1.25M

Redraw

Unlimited free redraw available via Phone

Security

- All metropolitan (including inner city to 70%) and regional centres considered.
- Towns with a population >2000 people considered with reduced LVR and loan amounts
- Unacceptable – mining towns
- Will consider properties near Power Lines
- Will consider near flood zones, if flood insurance can be obtained
- 4 flats on 1 title to 65%LVR
- Dual Key Apartments considered to 60% LVR

Additional Servicing Requirements

- Applicants must have been employed in their current position full time for at least 3 months (not on probation) or 12 months for part-time/casual employees
- Certified ID by authorised referee required

Fees

Establishment Fee

- Standard Full Doc – From 1.25%-1.75% of loan amount
- Rural – From 1.75% of loan amount
- Construction – 1.75% of loan amount
- Lender's legals paid by borrower

Application Processing Fee

- \$275, must be paid upon application

Valuation Fee

- Minimum \$330 paid upon application

Loan Settlement Fees

- \$145 title insurance
- \$550 legal fee
- \$130 electronic file fee
- \$120 settlement disbursement fee

Account Service Fee

- \$15 per month

Packet Review Fee

- \$300 per year if loan is unregulated

Discharge Fee / Early Repayment Fee

For NCCP regulated loans: no early repayment fee, discharge fee of \$915 plus legal costs applies

For non NCCP regulated loans: \$1845 + 3 months interest (ERP – Early repayment fee) plus legal costs also applies