

Our Essential Options Prime Alt Doc home loan is designed for self-employed borrowers who may not have the documentation required by traditional lenders.

## Key Features

- » Flexible loan purposes
- » Alternative income documentation options available
- » No credit scoring – each application is assessed on its own merits
- » Competitive variable rates with no ongoing account keeping fees

## Product Overview

Permitted Purposes	<ul style="list-style-type: none"><li>» Purchase or refinance of residential property for owner-occupation or investment</li><li>» Fund other investments with residential property equity you may have accumulated</li><li>» Debt consolidation with maximum of 4 unsecured facilities refinanced</li><li>» Funds permitted for non-structural property improvements</li></ul>
Loan Term	10 - 30 years
Repayment Options	<ul style="list-style-type: none"><li>» Principal &amp; Interest</li><li>» Interest Only (up to 5 years)</li></ul>
Permitted Loan Amounts	\$150,000 - \$750,000
Maximum Loan To Value Ratio	80%
Credit History (Background/explanation required)	<ul style="list-style-type: none"><li>» Clear credit history generally required</li><li>» We may consider up to 2 defaults (must be paid or current status), aggregate value less than \$1,000, paid for at least 6 months</li></ul>
Cash Out (Equity Release)	Permitted up to 80% LVR, description of use of funds is required
Genuine Savings Requirement	Genuine savings not required, however funds to complete are required to be evidenced
Debt Consolidation	Permitted, limit of 4 unsecured accounts only, more can be considered if customer shows evidence of seeking budget advice. Evidence of satisfactory current loan conduct is required
Acceptable Securities	<ul style="list-style-type: none"><li>» Standard residential properties in metro locations as well as major rural centres</li><li>» Rural-residential properties are permitted with a maximum land size of 10 hectares</li><li>» Residential strata units greater than 40sqm (excluding balconies and parking)</li><li>» Multi-dwellings on the one title (maximum of two dwellings)</li></ul>

### Employment requirements

Self-Employed	<p>Minimum period Self Employed - ABN registered for minimum of 24 months plus current GST registration unless legitimately exempt</p> <p>Documentation required - Client Income declaration plus any one of the following:</p> <ul style="list-style-type: none"> <li>» Minimum of 6 months BAS or Business Trading Statements</li> <li>» Accountant Declaration</li> <li>» Minimum of 6 months business bank statements supporting stated income</li> </ul> <p>Other income sources are also permitted as long as income is verified and ongoing</p>
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Loan Functionality	<ul style="list-style-type: none"> <li>» Up to 6 variable rate splits permitted</li> <li>» Optional linked 100% Offset account* available on each loan split</li> <li>» Online loan access available via mobile devices</li> <li>» Extra repayments and redraw available at no cost<sup>^</sup></li> <li>» Regular loan repayments to be made via Direct Debit with monthly, fortnightly and weekly payments permitted</li> </ul>
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Access to funds	Extra money paid into the loan or offset can be accessed via redraw to a nominated bank account or Pay Anyone to any Australian Bank <sup>#</sup>
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## Fees

Application Fee	\$495
Valuation Fees	<ul style="list-style-type: none"> <li>» First standard valuation is included in the application fee (for securities up to \$1M)</li> <li>» Additional costs may apply if outside of metro locations, multiple properties or considered non-standard</li> </ul>
Monthly Account Keeping Fee	Zero
Legal Fees	<ul style="list-style-type: none"> <li>» \$360 (ex GST) plus disbursements for standard loans</li> <li>» Company &amp;/or trust borrowers &amp; extra securities may result in additional charges</li> </ul>
Discharge Fee	\$300
Mortgage Risk Fee	Varies according to loan to value ratio (LVR)

LVR	Risk Fee
0 - 60%	0.50%
60.01 - 70%	0.75%
70.01 - 80%	1.00%

\* Not a transactional bank account, can be linked to a nominated bank account in the same name as the borrower

<sup>^</sup> No cost for online loan access, fees apply for over the phone transactions

<sup>#</sup> Subject to normal clearing time frames