

Resi Product Guide

Effective date: 21 March 2022



Complete Product Guide

resi
Own your dream

Resi Home Loans

Resi Home Loans funded by Pepper Money, gives you and your clients access to more loan products in an increasingly challenging and competitive market.

Resi Home Loans can provide you with access to a range of flexible solutions that cater to a diverse range of residential borrowers from prime to those with a slightly impaired credit history.

There are many things that make the Resi Home Loans offering unique to other specialist lenders, here are just a few:

- The support of a highly experienced Business Development Manager
- Same day turnaround on initial decisions*
- As each application is assessed on its individual merits, Resi Home Loans provides a more flexible solution every time
- One application provides access to multiple home loan solutions
- Direct lines to the credit team assessing your loan, Resi Home Loans keeps you informed every step of the way
- Dedicated Customer Service team to assist in priority service of your clients
- Access to Loan Adviser for up-to-date reporting and statements

**Same day approvals for applications lodged before 1pm AEST (or 12pm in WA).*

The **Resi** Suite of Home Loans



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For further product information go to pepper.com.au/broker/white-label or speak to your Pepper Money BDM



Resi Renew

Product Specifications

	Full Doc	Full Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied or investment properties and also includes: <ul style="list-style-type: none"> • Interest Only loans
Maximum LVR	<ul style="list-style-type: none"> • Up to 95% for purchases (inclusive of fees) for loans up to \$900,000 (Syd/Melb) or \$750,000 (All other locations) • Up to 90% for all other loan purposes (inclusive of fees) for loans up to \$1,000,000 (Syd/Melb) or \$750,000 (All other locations) 	
Credit History	Paid defaults up to \$500 may be considered	
Genuine Savings	5% required if LVR > 90% (inclusive of fees)	
Cash Out	Cash out up to 90% LVR^ (not available for business use)	
Debt Consolidation	Debt consolidation (maximum of 4 debts)	
Income Documentation (PAYG)	Last 2 pay slips <u>plus one</u> of the following: <ul style="list-style-type: none"> • Letter of employment • Notice of assessment • Latest group certificate • 3 months bank statements 	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> • Last 2 years tax returns and last 2 years notice of assessments OR • Last 2 years Financial Statements executed by a registered tax agent or Accountant*; and • Last 1 month business bank statement OR Most recent BAS statement. 	
Acceptable Securities	<ul style="list-style-type: none"> • Residential securities in categories 1 - 41 with a maximum land size of 25 acres (10 hectares) • Vacant Residential Land only in categories 1 and 2 with a maximum size of 2.5 acres (max 75% LVR and max loan size of \$650,000) 	
Fee Capitalisation	<ul style="list-style-type: none"> • Fees can be capitalised up to 95% LVR (inclusive of fees) for purchases only⁴ • Fees can be capitalised up to 90% LVR (inclusive of fees) for all other loans⁴ 	
	Alt Doc	Alt Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied and/or investment properties, and also includes: <ul style="list-style-type: none"> • Interest Only loans
Maximum LVR	Up to 80% (inclusive of fees) for loans up to \$1,000,000	
Credit History	Paid defaults up to \$500 may be considered	
Genuine Savings	Not required	
Cash Out	Cash out up to 80% LVR (not available for business use)	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> • ABN registered for 24 months • GST registered for 12 months • Declaration of financial position <u>plus two</u> of the following: <ul style="list-style-type: none"> - 6 months business bank statements - 6 months BAS - Pepper Money accountant's letter 	
Acceptable Securities	<ul style="list-style-type: none"> • Residential securities in categories 1 - 4¹ with a maximum land size of 25 acres (10 hectares) • Vacant Residential Land only in categories 1 and 2 with a maximum size of 2.5 acres (max 65% LVR and max loan size of \$650,000) 	
Fee Capitalisation	Fees can be capitalised up to 80% LVR (inclusive of fees) for all loan purposes	

For all loan sizes and loan term, please refer to Product Comparison on page 8 & 9

Refer to page 12 for additional notes

[^] No limit on cash out if LVR is < 80%. Cash out portion is limited to 20% of security valuation if LVR > 80%.

*registered with CPA, CAA or NIA



Resi Renew Construction

Product Specifications

	Full Doc	Full Doc PLUS
Loan Purpose	Purchase or refinance of land for the primary purpose of constructing up to two residential owner occupied properties or making structural changes to an existing owner occupied property.	Purchase or refinance of land for the primary purpose of constructing up to two residential investment properties or making structural changes to an existing investment property.
Minimum Loan Size	\$50,000	For all loan sizes refer to Product Comparison
Maximum Loan Size	NSW/VIC 1 property: \$1,500,000 (up to 80% LVR) 2 properties: \$1,500,000 (up to 85% LVR) All Other locations 1 or 2 properties: \$800,000 (up to 95% LVR)	NSW/VIC 1 or 2 properties: \$1,000,000 (up to 75% LVR) All Other locations 1 or 2 properties: \$800,000 (up to 75% LVR)
Maximum LVR	<ul style="list-style-type: none"> Up to 95% for purchases (inclusive of fees) of land and improvement value Up to 90% for all other loan purposes (inclusive of fees) of land and improvement value Up to 75% for PLUS (inclusive of fees) of land and improvement value 	
Credit History	Paid defaults up to \$500 may be considered	
Genuine Savings	5% required if LVR > 90% (inclusive of fees)	
Cash Out	Cash out not available on construction loans	
Debt Consolidation	Debt consolidation not available on construction loans	
Income Documentation (PAYG)	Last 2 pay slips plus one of the following: <ul style="list-style-type: none"> Letter of employment Latest group certificate Notice of assessment 3 months bank statements 	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> Last 2 years tax returns and last 2 years notice of assessments OR Last 2 years Financial Statements executed by a registered tax agent or Accountant*; and Last 1 month of business bank statements 	
Acceptable Securities	<ul style="list-style-type: none"> Registered first mortgage on residential property Residential securities in categories 1 and 2¹ with a maximum land size of 2.5 acres 	

Product Features

Loan Term	10 – 30 years	
Repayment Options	<ul style="list-style-type: none"> Variable interest rate Interest Only (IO) on balance of loan during construction period (maximum of 12 months followed by P&I) Loan converts to principal and interest (P&I) repayments upon completion of construction 	
Redraw	Available only post construction at no extra cost	
Offset Sub-Account	Available only post construction at no extra cost	
Account Splits	Single account only during construction period and up to four splits post construction (including 100% Interest Offset Sub-Account split ³).	
Lump Sum Payments	Additional payments are allowed during both the construction (IO) phase and the P&I phase	
Fee Capitalisation	<ul style="list-style-type: none"> Fees can be capitalised up to 95% LVR (inclusive of fees) for purchases only⁴. Fees can be capitalised up to 90% LVR (inclusive of fees) for all other loans⁴. Fees can be capitalised up to 75% LVR (inclusive of fees) for PLUS⁴. 	
Transaction Facilities	<ul style="list-style-type: none"> Online Telephone ATM Visa Debit Card (inclusive payWave) (post construction) 	<ul style="list-style-type: none"> Redraw facility (post construction only) BPAY Direct Debit

* registered with CPA, CAA or NIA



Resi Renew NEAR PRIME CLEAR

Product Specifications

	Full Doc	Full Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied or investment properties, and also includes: <ul style="list-style-type: none"> • Interest Only loans
Maximum LVR	<ul style="list-style-type: none"> • Up to 95% for purchases (inclusive of fees) for loans up to \$900,000 (Syd/Melb) or \$750,000 (All other locations) • Up to 90% for all other loan purposes (inclusive of fees) for loans up to \$1,000,000 	
Credit History	Paid/Unpaid Defaults up to \$1,000 may be considered	
Genuine Savings	Not Required	
Cash Out	Cash out up to 90% LVR [^] for acceptable purposes including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (PAYG)	Last 2 pay slips <u>plus one</u> of the following: <ul style="list-style-type: none"> • Letter of employment • Notice of assessment • Latest group certificate • 3 months bank statements 	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> • Last 1 years tax returns and last 1 years notice of assessments OR • Last 1 years Financial Statements executed by a registered tax agent or Accountant*; and • Last 1 month of business bank statements. 	
Acceptable Securities	<ul style="list-style-type: none"> • Residential securities in categories 1 - 2 with a maximum land size of 25 acres (10 hectares) • Vacant Residential Land only in categories 1 and 2 with a maximum size of 2.5 acres (max 75% LVR and max loan size of \$650,000) 	
Fee Capitalisation	<ul style="list-style-type: none"> • Fees can be capitalised up to 95% LVR (inclusive of fees) for purchases only⁴ • Fees can be capitalised up to 90% LVR (inclusive of fees) for all other loans⁴ 	

	Alt Doc	Alt Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied or investment properties, and also includes: <ul style="list-style-type: none"> • Interest Only loans
Maximum LVR	<ul style="list-style-type: none"> • Up to 85% for purchases (inclusive of fees) for loans up to \$1,000,000 • Up to 80% for all other loan purposes (inclusive of fees) for loans up to \$1,500,000 	
Credit History	Paid/Unpaid Defaults up to \$1,000 may be considered	
Genuine Savings	Not required	
Cash Out	Unlimited for acceptable purposes, including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> • ABN registered for 24 months • GST registered for 12 months • Declaration of financial position <u>plus one</u> of the following: <ul style="list-style-type: none"> - 6 months business bank statements - 6 months BAS - Pepper Money accountant's letter 	
Acceptable Securities	Residential securities in categories 1 - 2 with a maximum land size of 25 acres (10 hectares)	
Fee Capitalisation	<ul style="list-style-type: none"> • Fees can be capitalised up to 85% LVR (inclusive of fees) for purchases only⁴ • Fees can be capitalised up to 80% LVR (inclusive of fees) for all other loans⁴ 	

For all loan sizes and loan term, please refer to Product Comparison on page 8 & 9

Refer to page 12 for additional notes

[^] No limit on cash out if LVR is < 85%. Cash out portion is limited to 20% of security valuation if LVR > 85%.

*registered with CPA, CAA or NIA



Resi Renew NEAR PRIME

Product Specifications		
	Full Doc	Full Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied or investments properties, and also includes <ul style="list-style-type: none"> • Interest Only loans
Maximum LVR	<ul style="list-style-type: none"> • Up to 95% for purchases (inclusive of fees) for loans up to \$900,000 (Syd/Melb) or \$750,000 (All other locations) • Up to 90% for all other loan purposes (inclusive of fees) for loans up to \$1,000,000 	
Credit History	<ul style="list-style-type: none"> • Unlimited defaults, judgements and writs up to \$1,000 accepted (paid or unpaid) • Unlimited defaults, judgements and writs > \$1,000, listed > 24 months (paid or unpaid) accepted • Up to 3 months non-mortgage arrears (within the last 3 months)# • Discharged from bankruptcy (1 day accepted) 	
Genuine Savings	Not Required	
Cash Out	Cash out up to 90% LVR^ for acceptable purposes including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (PAYG)	Last 2 pay slips <u>plus one</u> of the following: <ul style="list-style-type: none"> • Letter of employment • Notice of assessment • Latest group certificate • 3 months bank statements 	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> • Last 2 years tax returns and last 2 years notice of assessments OR • Last 2 years Financial Statements executed by a registered tax agent or Accountant*; and • Last 1 month of business bank statements 	
Acceptable Securities	<ul style="list-style-type: none"> • Residential securities in categories 1 - 4¹ with a maximum land size of 25 acres (10 hectares) • Vacant Residential Land only in categories 1 and 2 with a maximum size of 2.5 acres (max 75% LVR and max loan size of \$650,000) 	
Fee Capitalisation	<ul style="list-style-type: none"> • Fees can be capitalised up to 95% LVR (inclusive of fees) for purchases only⁴ • Fees can be capitalised up to 90% LVR (inclusive of fees) for all other loans⁴ 	
	Alt Doc	Alt Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied or investment properties, and also includes: <ul style="list-style-type: none"> • Interest Only loans
Maximum LVR	<ul style="list-style-type: none"> • Up to 85% for purchases (inclusive of fees) for loans up to \$650,000 • Up to 80% for all other loan purposes (inclusive of fees) for loans up to \$1,500,000 	
Credit History	<ul style="list-style-type: none"> • Unlimited defaults, judgements and writs up to \$1,000 accepted (paid or unpaid) • Unlimited defaults, judgements and writs > \$1,000, listed > 24 months (paid or unpaid) accepted • Up to 3 months non-mortgage arrears (within the last 3 months)# • Discharged from bankruptcy (1 day accepted) 	
Genuine Savings	Not required	
Cash Out	Unlimited for acceptable purposes, including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> • ABN registered for 24 months • GST registered for 12 months • Declaration of financial position <u>plus one</u> of the following: <ul style="list-style-type: none"> - 6 months business bank statements - 6 months BAS - Pepper Money accountant's letter 	
Acceptable Securities	Residential securities in categories 1 - 4 ¹ with a maximum land size of 25 acres (10 hectares)	
Fee Capitalisation	<ul style="list-style-type: none"> • Fees can be capitalised up to 85% LVR (inclusive of fees) for purchases only⁴ • Fees can be capitalised up to 80% LVR (inclusive of fees) for all other loans⁴ 	

For all loan sizes and loan term, please refer to Product Comparison on page 8 & 9

Refer to page 12 for additional notes

^ No limit on cash out if LVR is < 85%. Cash out portion is limited to 20% of security valuation if LVR > 85%.

Refer to Repayment History Information on page 12

*registered with CPA, CAA or NIA



Resi Restart

Product Specifications

	Full Doc	Full Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied or investment properties	
Maximum LVR*	<ul style="list-style-type: none"> Up to 95% for purchases (inclusive of fees) for loans up to \$650,000 Up to 85% for all other loan purposes (inclusive of fees) for loans up to \$750,000 	<ul style="list-style-type: none"> Up to 80% (inclusive of fees) for loans up to \$750,000
Credit History	<ul style="list-style-type: none"> Unlimited defaults, judgements and writs up to \$1,000 accepted Unlimited defaults, judgements and writs > \$1,000, listed > 12 months (paid or unpaid) Up to 1 month mortgage arrears (within last 6 months) Up to 6 months non-mortgage arrears# Discharged from bankruptcy (1 day accepted) 	<p>Additional PLUS allowances:</p> <ul style="list-style-type: none"> Unlimited defaults, judgements or writs from 1 credit event < 12 months (paid or unpaid) Unlimited mortgage arrears (within last 6 months)
Genuine Savings	Not required	
Cash Out	Cash out up to 85% LVR (up to 80% LVR for PLUS) for acceptable purposes including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (PAYG)	Last 2 pay slips <u>plus one</u> of the following: <ul style="list-style-type: none"> Letter of employment Notice of assessment Latest group certificate 3 months bank statements 	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> Last 2 years tax returns and last 2 years notice of assessments OR Last 2 years Financial Statements executed by a registered tax agent or Accountant*; and Last 1 month of business bank statements. 	
Acceptable Securities	Residential securities in categories 1 - 4 ¹ with a maximum land size of 25 acres (10 hectares)	Residential securities in categories 1 and 2 ¹ with a maximum land size of 25 acres (10 hectares)
Fee Capitalisation	<ul style="list-style-type: none"> Fees can be capitalised up to 95% LVR (inclusive of fees) for purchases only⁴ Fees can be capitalised up to 85% LVR (inclusive of fees) for all other loans⁴ Fees can be capitalised up to 80% LVR (inclusive of fees) for PLUS⁴ 	

Alt Doc Alt Doc PLUS

	Alt Doc	Alt Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied and/or investment properties	
Maximum LVR	<ul style="list-style-type: none"> Up to 85% for purchases (inclusive of fees) for loans up to \$650,000 Up to 80% for all other loan purposes (inclusive of fees) for loans up to \$1,250,000 	<ul style="list-style-type: none"> Up to 75% (inclusive of fees) for loans up to \$750,000
Credit History	<ul style="list-style-type: none"> 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) 	<p>Additional PLUS allowances: (not available for ABNs registered 6 - 12 months):</p> <ul style="list-style-type: none"> Unlimited defaults, judgements or writs from 1 credit event < 12 months (paid or unpaid) Unlimited mortgage arrears (within last 6 months)
Genuine Savings	Not required	
Cash Out	Cash out up to 80% LVR (up to 75% LVR for PLUS) for acceptable purposes including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> ABN registered for 6 months GST registered for 6 months Declaration of financial position <u>plus one</u> of the following: <ul style="list-style-type: none"> 6 months business bank statements 6 months BAS Pepper Money accountant's letter (not accepted if ABN registered for < 12 months, on loan sizes > \$1.5m or on PLUS) 	
Acceptable Securities	Residential securities in categories 1 - 4 ¹ with a maximum land size of 25 acres (10 hectares)	Residential securities in categories 1 and 2 ¹ with a maximum land size of 25 acres (10 hectares)

For all loan sizes and loan term, please refer to Product Comparison on page 8 & 9

Refer to page 12 for additional notes

Refer to Repayment History Information on page 12

*registered with CPA, CAA or NIA

Product Comparison

	Resi Renew		Resi Renew NEAR PRIME CLEAR		Resi Renew NEAR PRIME		Resi Restart			
	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Full Doc PLUS	Alt Doc	Alt Doc PLUS
Max LVR	Up to 95% (purchase) Up to 90% (refinance)	Up to 80%	Up to 95% (purchase) Up to 90% (refinance)	Up to 85% (purchase) Up to 80% (refinance)	Up to 95% (purchase) Up to 90% (refinance)	Up to 85% (purchase) Up to 80% (refinance)	Up to 95% (purchase) Up to 85% (refinance)	Up to 80%	Up to 85% (purchase) Up to 80% (refinance)	Up to 75%
Loan Term	10 - 30 years		10 - 40 years		10 - 40 years		10 - 40 years			
Interest Only (maximum 5 years)	PLUS only		PLUS only		PLUS only		✔			
Income Documentation (PAYG)	Last 2 pay slips plus one supporting document*	⊗	Last 2 pay slips <u>plus one</u> supporting document*	⊗	Last 2 pay slips <u>plus one</u> supporting document*	⊗	Last 2 pay slips <u>plus one</u> supporting document*		⊗	
Income Documentation (Self-Employed)	Last 2 years tax returns plus last 2 years tax assessment	ABN - 24 months GST - 12 months Declaration of financial Position <u>plus two</u> supporting documents^	Last year tax returns and notice of assessment	ABN - 24 months GST - 12 months Declaration of Financial Position <u>plus one</u> supporting document^	Last 2 years tax returns plus last 2 years tax assessment	ABN - 24 months GST - 12 months Declaration of Financial Position <u>plus one</u> supporting document^	Last 2 years tax returns plus last 2 years tax assessment		ABN - 6 months GST - 6 months Declaration of Financial Position <u>plus one</u> supporting document^	
Impairment up to \$1,000 (defaults, judgements and writs)	⊗ (paid defaults up to \$500 considered)		⊗ (paid/unpaid defaults up to \$1,000 considered)		✔		✔			
Impairment < 12 months (defaults, judgements and writs)	⊗		⊗		⊗		⊗	✔ (unlimited when due to 1 credit event)	⊗	✔ (unlimited when due to 1 credit event)
Impairment > 12 months (defaults, judgements and writs)	⊗		⊗		Unlimited when registered >24 months		✔			
Mortgage Arrears	⊗		⊗		⊗		✔ (<1 month within last 6 months)	✔ (unlimited within last 6 months)	✔ (<1 month within last 6 months)	✔ (unlimited within last 6 months)
Non-mortgage Arrears	⊗		⊗		Up to 3 months (within last 3 months)		✔	✔	✔	✔
Cash Out	Up to 90% LVR	Up to 80% LVR	Up to 90% LVR	Up to 80% LVR	Up to 90% LVR	Up to 80% LVR	Up to 85% LVR	Up to 80% LVR		Up to 75% LVR

*Supporting PAYG documentation includes - letter of employment, notice of assessment, latest group certificate or 3 months bank statements

^ Supporting self-employed documentation includes - 6 months business bank statements, 6 months BAS or Pepper Money accountant's letter. Pepper Money accountant's letter not available for use on NEAR PRIME or SPECIALIST loans > \$1.5m, SPECIALIST loans where ABN has been registered for < 12 months or SPECIALIST PLUS.

Loan size limits (applicable to residential securities in categories 1 and 2)

LVR	Resi Renew		Resi Renew NEAR PRIME CLEAR		Resi Renew NEAR PRIME		Resi Restart			
	Full Doc & Full Doc PLUS	Alt Doc & Alt Doc Plus	Full Doc & Full Doc PLUS	Alt Doc & Alt Doc PLUS	Full Doc & Full Doc PLUS	Alt Doc & Alt Doc PLUS	Full Doc	Full Doc PLUS	Alt Doc	Alt Doc PLUS
Up to 65%	\$2.0m*	\$2.0m*	\$2.5m*	\$2.5m*	\$2.5m*	\$2.5m*	\$2.5m	\$1.0m	\$2.5m	\$1.0m
Up to 70%	\$2.0m*	\$2.0m*	\$2.0m*	\$2.0m*	\$2.0m*	\$2.0m*	\$2.0m	\$1.0m	\$2.0m	\$1.0m
Up to 75%	\$1.5m	\$1.5m	\$2.0m* (Syd/Melb) \$1.75m*	\$1.75m*	\$1.75m*	\$1.75m*	\$1.75m	\$750k	\$1.75m	\$750k
Up to 80%	\$1.5m (Syd/Melb) \$1.0m	\$1.0m	\$1.75m* (Syd/Melb) \$1.5m	\$1.5m	\$1.5m	\$1.5m	\$1.25m	\$750k	\$1.25m	-
Up to 85%	\$1.25m (Syd/Melb) \$850k	-	\$1.0m	\$1.0m^	\$1.0m	\$650k^	\$750k	-	\$650k^	-
Up to 90%	\$1.0m (Syd/Melb) \$750k	-	\$1.0m	-	\$1.0m	-	\$750k	-	-	-
Up to 95%^	\$900k (Syd/Melb) \$750k	-	\$900k (Syd/Melb) \$750k	-	\$900k (Syd/Melb) \$750k	-	\$650k	-	-	-

^^purchase only

*For Prime, Near Prime Clear and Near Prime, multiple securities required, as the maximum exposure per security is \$1,500,000.

LVR	Resi Renew Construction	
	Full Doc Construction**	Full Doc PLUS Construction**
Up to 65%	\$1.5m	\$1.0m
Up to 70%	\$1.5m	\$1.0m
Up to 75%	\$1.5m	\$1.0m
Up to 80%	\$1.5m	-
Up to 85%	\$850k (1 property) \$1.5m (2 properties)	-
Up to 90%	\$850k (1 property) \$1.2m (2 properties)	-
Up to 95%^	\$1.2m (2 properties)	-

**Maximum loan limits restricted to \$800,000 for 1 or 2 properties, for all locations outside of NSW and VIC.

^^purchase only

Product Features

	Full Doc and Alt Doc*	Full Doc PLUS and Alt Doc PLUS
Minimum Loan Amount	<ul style="list-style-type: none"> • \$100,000 (Prime) • \$50,000 (Near Prime Clear, Near Prime and Specialist) 	
Repayment Options	<ul style="list-style-type: none"> • Principal and Interest 	<ul style="list-style-type: none"> • Principal and Interest • Interest Only^ (maximum 5 years followed by Principal and Interest)
Interest Rate Type	Variable	
Redraw	<ul style="list-style-type: none"> • Minimum manual redraw amount is \$1,000 • Minimum online redraw is \$50 	
Offset Sub-Account	100% Interest Offset Sub-Account available ³	
Account Splits	Maximum of four splits (including 100% Interest Offset Sub-Account split).	
Lump Sum Payments	Free additional payments are allowed	
Transaction Facilities	<ul style="list-style-type: none"> • Online • ATM • Redraw Facility 	<ul style="list-style-type: none"> • Telephone • Visa Debit Card (including payWave) • BPAY • Direct Debit

^Interest Only is limited on owner occupied properties to 50% of total loan limit

*Interest Only is available on Specialist Full Doc & Alt Doc

Servicing and additional Lending Policies

Acceptable Employment & Income

Employment Type	Income Definition	Allowance
Full or Part-Time or Contract (PAYG)	Base salary, allowances and shift penalties. PRIME[^] <ul style="list-style-type: none"> Minimum 12 months continuous employment within same industry, or Minimum 6 months employment with current employer. NEAR PRIME CLEAR, NEAR PRIME OR SPECIALIST No minimum time frame required.	100%
Casual or Second Job	PRIME or SPECIALIST PLUS Minimum 12 months continuous service with current employer. NEAR PRIME CLEAR, NEAR PRIME OR SPECIALIST Minimum 6 months continuous service with current employer (with a minimum of 18 months continuous employment within the same industry).	100%
Commission/ bonuses (paid at least quarterly) and Overtime	PRIME <ul style="list-style-type: none"> Commission and Bonus - 100% if confirmed as received for the last 2 years from current employer. The average of the last 2 years is to be used in the servicing assessment. Overtime - 100% if a condition of a borrowers employment, 50% if confirmed as being regular for 6 months from the same employer. NEAR PRIME CLEAR, NEAR PRIME or SPECIALIST Must be demonstrated over the last 12 months	100%
Self-Employed	Acceptable forms of income including Net Profit Before Tax, Directors wages/salaries, Depreciation, Interest on debts being refinanced and Superannuation contribution in excess of 9%. Full Doc Minimum self-employed period of 24 months. Alt Doc PRIME & NEAR PRIME CLEAR & NEAR PRIME Minimum self-employed period of 24 months. SPECIALIST and SPECIALIST PLUS Minimum self-employed period of 6 months.	100%
Centrelink Pensions	Centrelink Pension received (e.g. aged, invalid etc) ^{^^} .	100%
Superannuation	Pension or annuities.	100%
Rental Income	Rental income to be received post settlement.	80%
Housing Allowance	Allowance provided by employer or government bodies (not accepted on PRIME).	100%
Interest and Dividends	Income from cash deposits held or share portfolio. 2 years consistency required and capital gains on sale of assets is not acceptable.	100%
Forms of Guaranteed Income	Inheritance and trust beneficiaries etc (not accepted on PRIME).	100%
Child Support Payments	If a court order or a child support agency agreement exists or proof of receipt for a period of 3 months continuous payments with no age restrictions. The following evidence of receipt of payments is required: <ul style="list-style-type: none"> Proof of receipt of maintenance for a continuous period of at least 3 months by way of savings statements; or Child Support Agency letter to confirm the maintenance agreement. <i>Only accepted on PRIME where the benefit is available for the next five years</i>	100%
Family Payments	Family assistance payment for dependent children regardless of age. (Part A, Part B and parenting will be used, rental, sickness and pharmaceutical allowances are not to be used.) <i>Only accepted on PRIME where the benefit is available for the next five years</i>	100%
Fully Maintained Company Car	Maximum of \$5,000 can be added to the Gross Taxable Income.	Up to \$5,000
Car Allowance	100% if a condition of a borrowers employment.	100%

[^]Where the borrower is on probation, application can be considered based on the strength of the borrower's overall position

^{^^} Applicants that derive majority of their income from Centrelink and Social Benefits Income can qualify for a maximum 75% LVR on the Pepper SPECIALIST Full Doc product.

Please note: - The % of income allowed is based on the borrower being able to meet the Acceptable Employment Type policy.

An average of the last 2 years income is used for servicing unless the most recent year is less than the average. In this case, the most recent year is used. Applies to Full Doc applications only.

Servicing

All loans to be serviced at a benchmark rate of 5.50% or 2.50% above the applicable rate, whichever is the higher. Applicants that have majority of their income from Centrelink and Social Benefit Income can only qualify for a maximum 75% LVR on the SPECIALIST Full Doc and serviceability must be a minimum of 1.25x. For loans with an LVR of greater than 90%, serviceability must be a minimum of 1.35x. Refer to Pepper Money's serviceability calculator on pepper.com.au/broker

For customers with an aggregate LVR greater than 70% AND aggregate loan balance of greater than \$1.5m, serviceability must be a minimum of 1.25x

Construction Loans:

For applications with a LVR ≤ 90% applicants must demonstrate serviceability of 1.10x.

For applications with a LVR > 90% applicants must demonstrate serviceability of 1.35x.

Negative Gearing:

Negative Gearing is accounted for during the loan assessment.

Sole Applicants in Spousal Relationships:

If a sole borrower is in a spousal relationship and household cash flow is split, we will take 50% of joint debt repayments and apply a single living expense view for our 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

Security

Lending Areas:

Lending areas based on postcode listing:

- Category 1 Maximum LVR 95%
- Category 2 Maximum LVR 95%
- Category 3 Maximum LVR 75%
- Category 4 Maximum LVR 70%

Maximum Exposure Limits:

- The maximum exposure per client is \$4,000,000
- The maximum exposure for prime is \$2,500,000 (syd/melb metro) and \$2,000,000 all other locations
- The maximum exposure per security is \$1,500,000 for Prime, Near Prime Clear and Near Prime
- The maximum exposure per security is \$2,500,000 for specialist

Security Titles Considered:

- Torrens, old system, community, crown lease.

Vacant Land:

- Vacant land on PRIME Full Doc and Alt Doc, NEAR PRIME CLEAR Full Doc and NEAR PRIME Full Doc Doc only for residential properties in categories 1 and 2, to a maximum land size of 2.5 acres.

Developments and Units:

- Maximum three securities per development or maximum

exposure not more than 25%.

- Restriction on units within high density post codes apply. Unit blocks cannot be comprised of more than 35 units when located within a high-density post code (see website for locations).
- New units (< 12 months old) are not acceptable if part of a development comprised of more than 35 units.
- Maximum LVR on new units (< 12 months old) of 75%.

Darwin Securities

Securities located within Darwin and where the value is >1.5 times the local (postcode) median house price are considered not acceptable.

When a unit is located in a development consisting of 35 or more units it is an unacceptable security. The maximum LVR on all other units located in Darwin is 70% (exclusive of fees).

Western Australian Securities:

- Maximum LVR of 85% where the loan is secured by a unit.
- Maximum LVR of 85% for Interest Only loans

Will Not Lend On:

Rural properties, commercial properties, relocatable and mobile homes, serviced apartments, studio apartments, resort complexes, retirement villages, bedsits and heritage listed buildings.

Responsible Lending

Pepper Money is committed to responsible lending. We recognise the importance of working with our valued distribution partners to ensure we all play our part in conducting business in an ethical and responsible manner. To find out more about Pepper Money's approach to responsible lending visit pepper.com.au/responsible-lending

Additional Lending Policies

All mortgage applications must clearly demonstrate a financial benefit to the applicant(s).

Pepper Money Will Lend To:

- Private partnerships, companies, trustees (maximum 6 borrowers).

Non-Conforming and Private or Solicitor Loans:

Will refinance non-conforming, private and solicitor loans.

Portability:

Pepper Money offers portability on all new loans. Subject to conditions Go to 'Documents and forms' section on pepper.com.au/broker/white-label for details.

Personal Bank Statements:

Applicants' last three months personal bank statements may be needed for positive confirmation of their declared living expenses.

Loan Statements:

- Loan statements are not required where the loan Repayment History Information (RHI) can be verified on the Applicant's credit file obtained by Pepper Money. In such cases proof of balance and payment details may still be required prior to settlement.

Where the RHI is not available, then the following is required:

- 6 months mortgage statements required on any owner occupied or investment loan being refinanced.
- 12 months mortgage statements required on refinancing of non-conforming loans.
- Most recent statement (or last 3 months statements for Prime loans) for consumer debts (credit cards, personal loans) being refinanced.

Repayment History Information(RHI)

Repayment History Information indicates whether the minimum repayment on a credit account was made on time (or within a 14-day grace period) and if not, how late the payment was made. The RHI column shows the number of months that the minimum repayment was not met. The corresponding product column shows product placement for such repayment history.

Mortgages

RHI	Product
0	Prime / Near Prime Clear
1	Specialist
2	Specialist Plus
3	Specialist Plus
4	Specialist Plus
5	Specialist Plus
6	Specialist Plus
X	Specialist Plus

Non Mortgages

RHI	Product
0	Prime / Near Prime Clear
1	Near Prime
2	Near Prime
3	Near Prime
4	Specialist
5	Specialist
6	Specialist
X	Specialist Plus

ATO Debts

Pepper will accept ATO Debts with payment plans to remain on Near Prime and Specialist, provided the debt is not overdue

Additional Advance

- The loan must have settled at least 3 months for PRIME and 6 months for NEAR PRIME CLEAR/NEAR PRIME/SPECIALIST prior to the application for further borrowing.
- The loan must be current with no dishonoured payments within the 3 months for PRIME and 6 months for NEAR PRIME CLEAR/NEAR PRIME/SPECIALIST prior to application.
- Minimum amount \$10,000.
- \$395 Establishment fee or \$100 if broker orders valuation.
- 1% Mortgage Risk Fee (on Additional Advance amount only)
- For PRIME loans, Lender Protection Fee (LPF) payable is LPF on total amount less LPF already paid.
- Legal Fees of \$150 plus disbursements are payable.

When an application for an Additional Advance is received, customer and security information will need to be updated. The documentation that will be required is as follows:

- New fully completed Pepper Money Additional Advance Application Form.
- Updated income evidence, including pay slips or Alt Doc Income Declaration.

- A new Equifax report will be ordered.
- A new Full Valuation will be requested.
- The Building Insurance figure will be updated.
- If there is any new adverse credit information a request for further details will be made.
- Funds will be disbursed by a Pepper Money panel Solicitor after receipt of all security documents.

Valuations:

An appraisal of the security property is required to determine its value and state. This can be done via a Full Valuation, Electronic Valuation Report, or an Automated Valuation Model. The following criteria applies for Maximum security values (eligibility conditions apply).

Valuation Eligibility Criteria	LVR				
	≤65%	65-70%	70-75%	75-80%	80-95%
AVM Purchase (FSD)	≤12	≤10	≤10	N/A	N/A
Max Security Value	\$1.5m	\$1.5m	\$1m	N/A	N/A
AVM Refinance (FSD)	≤12	≤10	≤8	N/A	N/A
Max Security Value	\$1.5m	\$1m	\$1m	N/A	N/A
EVR	✓	✓	✓	✓	N/A
Max Security Value	\$1.5m	\$1.5m	\$1.25m	\$1m	N/A
Full Valuation	✓	✓	✓	✓	✓

Additional Notes

- ¹ Refer to Pepper Money's Postcode Search in Tools section on pepper.com.au/broker/white-label for category lending limits
- ² Additional terms and conditions apply to Interest Only loans which are set out in the customer's loan agreement. Principal and Interest repayments are calculated on the residual loan term
- ³ The terms and conditions applicable to Offset Sub-Accounts are set out in the customer's loan agreement
- ⁴ Refer to LPF Calculator in Tools section on pepper.com.au/broker
- ⁵ Pepper Money is not liable for any taxation related assumptions or representations associated with the negative gearing.

DISCLAIMER: This product guide is accurate as at the effective date of this document. Pepper Money reserves the right to alter the policies at any time without notice. We will notify borrowers of changes in accordance with their loan agreement and the National Consumer Credit Protection Act.

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WARNING: You must comply with all legal requirements. Non-compliance with the law may attract civil and/or criminal penalties.

Sales Support



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194014-LWI-Resi-Product Guide-040322-V1



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