

Our Essential Options Near Prime home loan is a flexible solution for borrowers that don't quite fit the mould for traditional lenders. This loan is available for a wide range of loan purposes and is also available to customers with previous credit blemishes.

Key Features

- » Flexible loan purposes
- » Minor credit history issues considered
- » No credit scoring - each application is assessed on its own merits
- » Competitive variable rates with no ongoing account keeping fees
- » Multiple income streams considered

Product Overview

Permitted Purposes	<ul style="list-style-type: none"> » Purchase or refinance of residential property for owner-occupation or investment » Fund other investments with residential property equity you may have accumulated » Debt consolidation with an unlimited number of accounts being paid out is permitted » Business purposes and payment of tax debt permitted
Loan Term	10 - 30 years
Repayment Options	<ul style="list-style-type: none"> » Principal & Interest » Interest Only (up to 5 years)
Permitted Loan Amounts	\$150,000 - \$1,000,000
Maximum Loan To Value Ratio	80%
Credit History (Background/explanation required)	<ul style="list-style-type: none"> » Unlimited defaults, judgments & writs up to \$2k » Paid defaults, judgments & writs exceeding \$2k that are registered for at least 1 year » Unpaid defaults, judgments & writs exceeding \$2k that are registered for at least 2 years » Discharged from bankruptcy permitted (1 day accepted)
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 with no limit on the number of debts being refinanced. Evidence of satisfactory current loan conduct is required
Acceptable Securities	<ul style="list-style-type: none"> » Standard residential properties in metro locations as well as major rural centres » Rural-residential properties are permitted with a maximum land size of 10 hectares » Residential strata units greater than 40sqm (excluding balconies and parking) » Multi-dwellings on the one title (maximum of two dwellings)

Employment Requirements

PAYG	No minimum employment period and probation can be considered (additional requirement apply if credit history issues present)
Self-Employed	<p>Minimum period Self Employed - At least 1 financial year trading in the current business and ABN must be registered for a minimum of 12 months</p> <p>Documentation required - Most recent full year of financials and tax returns (no greater than 18 months old). Accountant's name and details must be clearly stated on documents. (additional requirements apply if credit history issues present)</p> <p>Other income sources are also permitted as long as income is verified and ongoing</p>

Loan Functionality	<ul style="list-style-type: none"> » Up to 6 variable rate splits are permitted » Optional linked 100% Offset account* available on each loan split » Online loan access available via mobile devices » Extra repayments and redraw available at no cost[^] » Regular loan repayments to be made via Direct Debit, with monthly, fortnightly and weekly payments permitted
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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 [#]
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Fees

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

LVR	Risk Fee
0 - 60%	0.60%
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

[^] No cost for online loan access, fees apply for over the phone transactions

[#] Subject to normal clearing time frames