



## SECURE SPECIALISED LO DOC OPTION

<b>Borrower Suitability</b>	This loan is suitable for clients looking to purchase an investment property, a home to live in, refinance their existing mortgage or consolidate their debts. The product suits borrowers, who are looking for a larger dollar amount or a higher LVR LoDoc loan. Any worthwhile personal, business or investment purposes are considered.		
<b>Loan to Value Ratio</b>	<b>LVR</b>	<b>Category A Location</b>	<b>Category B Location</b>
	75%	\$1,350,000	\$1,100,000
	80%	\$1,100,000	\$800,000
	85%	\$800,000	\$500,000
	<b>NOTE: All properties located in Northern Territory are excluded. Where security property is located in Victoria the maximum LVR will be 5% less than product limit</b>		
<b>Cash Out Policy</b>	<ul style="list-style-type: none"> <li>Unlimited cash out available up to 80%, evidence of purpose required if LVR &gt; 70%</li> <li>Maximum LVR 80%</li> </ul>		
<b>Term</b>	15 - 30 years		
<b>Interest Rate Type</b>	Variable only		
<b>Repayments</b>	Principal and interest Interest only up to 5 years (investment security only)		
<b>Repayment Methods</b>	Direct Debit & Direct Electronic Credit		
<b>Redraw Facility</b>	The product provides unlimited redraw transactions. Internet & Phone redraws free. Minimum redraw \$100. Manual redraws attract a \$26 fee.		
<b>Credit Impairment</b>	Defaults > \$1,000 only allowed (defaults calculated on individual basis)		
<b>Special Features</b>	<ul style="list-style-type: none"> <li>✓ No monthly fees</li> <li>✓ No LMI</li> </ul>	<ul style="list-style-type: none"> <li>✓ Fees can be capitalised to a max LVR of 85% (some postcode restrictions may apply)</li> </ul>	
<b>Fees</b>	<b>Application Fee:</b> \$695 which includes the cost of one standard valuation up to \$220 <b>Lenders Settlement Fee:</b> \$949 <b>Legal Fees:</b> Not applicable		
<b>Claw Back</b>	50% Clawback in the first 12 months.		
<b>Lenders Risk Fee</b>	≤65% - 1.00%	70% - 1.25%	75% - 1.50%
	80% - 1.75%	85% - 2.00%	-
<b>Special Conditions</b>	<ul style="list-style-type: none"> <li>ABN for GST purposes must be registered for a minimum period of 12 months (must be a Director and or Shareholder for a min period of 12 months)</li> <li>Suitable for <b>CLEAR CREDIT</b> only however individual defaults up to \$1,000 ignored</li> <li>Lo Doc Declaration with Accountants verification required. No requirement for BAS or transaction statements to be provided however 6 months BAS may be provided in lieu of Accountants verification</li> <li>Purchases and refinances up to 85% LVR</li> <li>6 months mortgage statements required (if being refinanced)</li> <li>Most recent credit card /personal loan statement (if being refinanced)</li> <li>Copies of council rates required (if refinanced)</li> <li>Refinance of Private Funder/Solicitors loan not acceptable</li> <li>Construction loans not acceptable</li> <li>The following circumstance will require an Audit Valuation:               <ul style="list-style-type: none"> <li>- Loan amount and security value are \$750,000 or greater and LVR exceeds 80%</li> <li>- Property value is ≥ 2 times the median value for the suburb</li> <li>- New Unit development – lack of “arm’s length” comparable sales within and outside the subject complex (requires a min of 2 outside the complex)</li> </ul> </li> </ul>		

Contact 1300 72 79 72

[www.australianfirstmortgage.com.au](http://www.australianfirstmortgage.com.au)