

Residential Ex-Pat Loan

Fact Sheet



Our Ex-Pat Home Loan is a great solution for Australian expatriates who want to purchase an Australian property which they will either live in or use for investment purposes.

Credit Parameters

Minimum Loan amount	\$100,000
Maximum Loan amount	\$750,000 (up to 75% LVR) including capitalised LMI \$600,000 (up to 80% LVR) including capitalised LMI
Maximum LVR	80% including capitalised LMI
Borrower Type	Individuals Only
Loan Purpose	For owner-occupied and investment properties: <ul style="list-style-type: none">• Purchase of an existing residential dwelling• Home Improvement• Refinance existing mortgage• Debt Consolidation
Loan Term	30-year term
Lenders Mortgage Insurance	Required on all loans and payable by the borrower
Employment and Income Documentation	Permanent salary/wage employment (full-time or part-time) PAYG ONLY <ul style="list-style-type: none">• Letter of employment• Current employment contract• Bank statements to confirm income deposits NO SELF EMPLOYED
Deposit /Equity	<ul style="list-style-type: none">• Must have existing equity in real estate OR• Genuine personal savings of at least 20% of the property purchase price If borrowers have recently sold property and are in the process of purchasing another, this requirement may be waived
Acceptable Security	1st registered mortgage over residentially zoned properties in Australian cities and major regional centres with a minimum living area of 50 square metres and up to a maximum land size of 25 acres (10 hectares). No vacant land or properties under construction will be acceptable. <i>Please refer to our Security Location Guide or more information.</i>

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Product Features

Interest Only Options	N/A
Fixed Rate Options	1, 2, 3, 4 and 5 years fixed rate options available
Interest Calculation	Daily on outstanding balance, charged monthly
Repayment Frequency	Weekly, Fortnightly or Monthly (IO is only monthly)
Repayment Method	Direct Debit from nominated bank account
Additional Repayments	Unlimited for Variable rate Loans only via Direct Salary Credit and BPay credit.
Loan Splits	Up to 4 splits allowed
Credit Increases	Must be within maximum LVR and loan amount criteria
Product Switching	Yes - Fees and charges may apply
Loan Portability	Yes - Fees and charges may apply
Redraw	Variable Rate Loans Only. Fee free for Internet transaction. Transaction fees apply for requests that are manually processed
Standard transactions	Repayments from nominated account, Additional repayments from nominated account, Internet access, Direct salary credits, BPay credits and Direct debits. No Phone Access.

Product Fees

Fees	Description	Amount
Valuation Fee	Metro Sydney, Newcastle, Melbourne & Brisbane \$0 - \$750K	\$220
	Metro Sydney, Newcastle, Melbourne & Brisbane \$750k - \$1.5M	\$440
	Non Metro NSW, QLD, Vic & SA or properties over \$1.5M	Quote
Solicitor Documentation Fee	Preparation and execution of 1 consumer loan contract, 1 security, 2 borrowers (natural persons)	\$385
Lenders Mortgage Insurance (LMI)	Payable by the borrower on all loans	Refer to LMI Guide
Title Insurance	Title Insurance premium is based on percentage of the loan amount borrowed	Dependant on Loan amount
Annual Fee	Annual Fee – payable at settlement then annually on the anniversary of settlement date each year. Fee is debited directly from loan account.	\$120
Settlement fee	Payable at settlement for processing and settling a new loan facility.	\$275
Discharge Fee	Payable for a release of the security once the loan is paid in full.	\$375

