

# 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	
<b>Minimum Loan amount</b>	\$100,000
<b>Maximum Loan amount</b>	\$800,000
<b>Maximum LVR</b>	Up to 70% - Mortgage Insurance Required
<b>Borrower Type</b>	Individuals Only
<b>Loan Purpose</b>	For owner-occupied and investment properties: <ul style="list-style-type: none"><li>• Purchase of an existing residential dwelling</li><li>• Home Improvement</li><li>• Refinance existing mortgage</li><li>• Debt Consolidation</li></ul>
<b>Loan Term</b>	30-year term
<b>Lenders Mortgage Insurance</b>	Required on all loans and payable by the borrower
<b>Employment and Income Documentation</b>	Permanent salary/wage employment (full-time or part-time) PAYG ONLY <ul style="list-style-type: none"><li>• Letter of employment</li><li>• Current employment contract</li><li>• Bank statements to confirm income deposits</li></ul> NO SELF EMPLOYED
<b>Deposit /Equity</b>	<ul style="list-style-type: none"><li>• Must have existing equity in real estate OR</li><li>• Genuine personal savings of at least 20% of the property purchase price</li></ul> If borrowers have recently sold property and are in the process of purchasing another, this requirement may be waived
<b>Acceptable Security</b>	<ul style="list-style-type: none"><li>• 1st registered mortgage over residentially zoned properties in Australian cities and major regional centers with a minimum living area of 50 square meters and up to a maximum land size of 25 acres (10 hectares).</li><li>• No vacant land or properties under construction will be acceptable.</li></ul> <p><i>Please refer to our Security Location Guide or more information.</i></p>

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### Product Features

<b>Interest Only Options</b>	N/A
<b>Fixed Rate Options</b>	1, 2, 3, 4 and 5 years fixed rate options available
<b>Interest Calculation</b>	Daily on outstanding balance, charged monthly
<b>Repayment Frequency</b>	Weekly, Fortnightly or Monthly (IO is only monthly)
<b>Repayment Method</b>	Direct Debit from nominated bank account
<b>Additional Repayments</b>	Unlimited for Variable rate Loans only via Direct Salary Credit and BPay credit.
<b>Loan Splits</b>	Up to 4 splits allowed
<b>Credit Increases</b>	N/A
<b>Product Switching</b>	N/A
<b>Loan Portability</b>	N/A
<b>Redraw</b>	Variable Rate Loans Only. Fee free for Internet transaction. Transaction fees apply for requests that are manually processed
<b>Standard transactions</b>	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
<b>Valuation Fee</b>	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
<b>Solicitor Documentation Fee</b>	Preparation and execution of 1 consumer loan contract, 1 security, 2 borrowers (natural persons)	\$385
<b>Lenders Mortgage Insurance (LMI)</b>	Payable by the borrower on all loans	Refer to LMI Guide
<b>Annual Fee</b>	Annual Fee – payable at settlement then annually on the anniversary of settlement date each year. Fee is debited directly from loan account.	\$120
<b>Settlement fee</b>	Payable at settlement for processing and settling a new loan facility.	\$275
<b>Discharge Fee</b>	Payable for a release of the security once the loan is paid in full.	\$375

