

Refresh and Refresh Plus



A basic home loan range with low variable interest rates and flexible repayment options. The PLUS home loan includes an option to obtain cash out up to 90%.

Features and benefits

- 95% LVR (including LPF) for loans up to \$650,000
- No credit scoring
- Construction loan options available
- 100% offset account available

PRODUCT SPECIFICATIONS

MINIMUM LOAN AMOUNT:	\$150,000
MAXIMUM LOAN AMOUNT:	\$2,000,000 (up to 70% LVR) \$1,500,000 (up to 75% LVR) \$1,000,000 (up to 80% LVR) \$1,500,000 (up to 80% LVR) for Sydney Metro & Melbourne Metro Only \$850,000 (up to 85% LVR) \$750,000 (up to 90% LVR) \$650,000 (up to 95% LVR) NB: Postcode restrictions may apply
LOAN TERM:	10 to 30 years
LVR LIMIT:	Max 95% Purchases and Construction Max 90% All other purposes Max 75% Construction (PLUS product only) Max 65% Vacant land
APPLICANT TYPES:	Individuals, Trusts and Company borrowers (Maximum 6 Borrowers)
LOAN PURPOSE:	Purchase or refinance of owner occupied properties Purchase or refinance of investment properties (PLUS product only) Debt consolidation (not applicable for Construction) Cash out (not applicable for Construction) Purchase of land or property for the primary purpose of constructing up to two residential owner occupied properties or making structural changes to an existing owner occupied property. Investment (PLUS product)
CONSTRUCTION:	Yes NB: LVR restrictions apply if purpose is for Investment
INTEREST RATE OPTIONS:	Variable rate only
REPAYMENT TYPE:	Principal and Interest Interest Only (Maximum 5 years) available with PLUS product
SECURITY:	First registered residential mortgage only Residential securities in major cities and towns up to maximum land size of 25 Acres (10 Hectares) Vacant land (category 1 & 2 only) with a maximum land size of 2.5 Acres (10 hectares), 65% LVR & max loan size of \$650,000 (Construction) Security titles considered are Torrens, Old System, Community, Crown lease Maximum two securities per development Restriction on units within high density post codes apply

LENDER'S MORTGAGE INSURANCE: No LMI required – Lender Protection Fee (LPF) is payable

DOCUMENTS REQUIRED: Refer to Application Checklist

CONSTRUCTION (the following applies specifically to construction loans)

REFRESH:	<p>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)</p>
REFRESH PLUS:	<p>NSW/VIC 1 property: \$1,000,000 (up to 75% LVR) 2 properties: \$1,000,000 (up to 75% LVR) All other locations 1 or 2 properties: \$800,000 (up to 75% LVR)</p>
INTEREST RATE OPTIONS:	<p>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 Fee Capitalisation up to the maximum loan size and LVR limits allowed</p>
ACCOUNT STATEMENTS:	Monthly with half year available in January and July
OFFSET SUB ACCOUNT:	Available only post construction at no extra cost

FEES

SETUP FEES:	All fees are inclusive of GST. Fees are indicative only and are subject to change.	
	Settlement fee	\$499 (\$898 for Constructions Loans)
	Valuation fee	\$302.50
	Solicitor fee	\$363 plus disbursements (additional costs may apply for non-standard transactions)
	Lender Protection Fee	(Refer to calculator on website)

The following fees apply to construction loans only

Progress valuation fees \$800 (4 x progress valuations collected at post settlement)

** Applicants to pay Legal Fees and Title Protection Fee. Any additional fees & charges incurred over the above specified amounts will be payable by the borrower/s. This extends to government fees and charges, additional fees relating to construction lending (where applicable), as well as annual fees (where applicable). If the loan application does not proceed to settlement, then all valuation fees incurred during the processing of the loan application (where applicable) will be payable in full by the borrower/s. Solicitors may also bill (in full) for professional costs incurred on loans which fail to proceed to settlement.

** Construction valuations that incur a fee > \$330.00 will incur a Progress Valuation Fee of \$250.00 per report. Construction valuations that incur a fee > \$500.00 will incur a Progress Valuation Fee of \$300.00 per report

ONGOING FEES:	\$10 Monthly Fee
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