

The Refresh Near Prime is a loan designed for “Near Prime” borrowers who do not fit the traditional lending criteria of the major banks.

## Features and benefits

- No LMI required – Lenders Risk Fee payable
- No credit scoring
- Defaults ≤\$1000 ignored
- Unlimited defaults, judgements and writs > \$1,000, registered > 24 months (paid or unpaid) accepted
- Discharged from bankruptcy (1 day accepted)
- No limit on number of debts to be consolidated, ATO debts, Business debts are acceptable purposes
- Purchase of business equipment permitted
- Refinance of other non-conforming or private loans
- Genuine savings not required
- Cash out available up to 90%

## PRODUCT SPECIFICATIONS

MINIMUM LOAN AMOUNT:	\$150,000
MAXIMUM LOAN AMOUNT:	\$2,500,000 (Up to 65%) \$2,000,000 (Up to 70%) \$1,750,000 (Up to 75%) \$1,500,000 (Up to 80%) \$1,000,000 (Up to 85%) \$850,000 (Up to 90%) \$650,000 (Up to 95%) NB: Postcode restrictions may apply
LOAN TERM:	10 to 40 years NB: Must be principal & interest repayments for 40 year loan term
LVR LIMIT:	Max 95% (including risk fee) Purchases Max 90% (including risk fee) Refinances Max 65% (including risk fee) Vacant land
APPLICANT TYPES:	Individuals, Trusts and Company borrowers (Maximum 6 Borrowers)
LOAN PURPOSE:	Purchases or refinance of owner occupied properties Finance available for a variety of purposes, including of ATO debts and purchase of business equipment Cash out for business and/or personal purposes 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:	No
INTEREST RATE OPTIONS:	Variable rate only
REPAYMENT TYPE:	Principal & interest Interest Only (Maximum 5 years) available with PLUS product
SECURITY:	First registered residential mortgage only Residential securities in major cities and towns Lifestyle properties up to maximum land size of 25 Acres (10 Hectares) Residential securities in categories 1 and 2 with a maximum land size of 2.5 Acres 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
LENDER'S MORTGAGE INSURANCE:	No LMI required – Lenders Risk Fee may be payable
DOCUMENTS REQUIRED:	Refer to Application Checklist

## FEES

### SETUP FEES:

All fees are inclusive of GST. Fees are indicative only and are subject to change.

Settlement fee \$990

Valuation fee Included in Settlement fee\*

Solicitor fee \$363 plus disbursements (additional costs may apply for non-standard transactions)

Lenders Risk fee Refer to Rate Sheet

\*\* Applicants to pay Legal Fees and Title Protection Fee.

\*This offer covers per loan - one standard valuation (up to \$1m value, residential zoned and Metro location only), Any additional fees & charges incurred over the above specified amounts will be payable by the borrower/s. This extends to government fees and charges 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.

### ONGOING FEES:

\$15 Monthly Fee