

# Refresh Specialist Plus



The Refresh Specialist Plus is a Full Documentation loan that will suit a broad range of applicants and considers each borrower's unique circumstances.

## Features and benefits

- No LMI required – Lenders Risk Fee payable
- Unlimited defaults up to \$1,000 accepted
- Unlimited defaults >\$1,000, registered >12 months accepted (paid or unpaid)
- Unlimited mortgage arrears within the last 6 months
- 1 day discharged bankruptcy considered
- No limit on number of debts to be consolidated
- Refinance of other non-conforming or private and solicitor loans

## PRODUCT SPECIFICATIONS

MINIMUM LOAN AMOUNT:	\$150,000
MAXIMUM LOAN AMOUNT:	STANDARD LOANS \$1,000,000 (Up to 70% LVR) \$750,000 (Up to 80% LVR)
LOAN TERM:	10 to 40 years NB: Must be principal & interest repayments for 40 year loan term
LVR LIMIT:	Up to 80%
APPLICANT TYPES:	Individuals, Trusts and Company borrowers (Maximum 6 Borrowers)
LOAN PURPOSE:	Purchase or refinance of owner occupied and investment properties. Finance available for a variety of purposes, including payment of ATO debts and purchase of business equipment. Cash out for business and/ or personal purposes.
CONSTRUCTION:	No
INTEREST RATE OPTIONS:	Variable rate only
REPAYMENT TYPE:	Interest only (1-5 years) Principal & Interest
SECURITY:	First registered residential mortgage only Residential securities in major cities and towns up to maximum land size of 25 Acres (10 Hectares) 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 – Lenders Risk Fee 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
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