

# KEY FACT SHEET – PRIME LOANS

## Product Features

Feature	Details
<b>Loan Purpose</b>	Purchase, Refinance, or Construction
<b>Acceptable Securities</b>	As per lending policy
<b>Loan Reason</b>	Owner Occupied or Investment
<b>Maximum Loan Amount</b>	\$3,500,000
<b>Minimum Loan Amount</b>	\$50,000
<b>Maximum LVR</b>	95%
<b>Loan Terms</b>	360 months
<b>Max Interest Only (I/O) Terms</b>	60 months for non-construction loans 12 months for construction loans
<b>Offset</b>	100% offset account available
<b>Split Loans</b>	Available
<b>Redraw</b>	Available (for construction after final drawdown)
<b>Repayment Options</b>	Principal & Interest (P&I), Interest Only
<b>Cash Out / Equity Release</b>	> 90% LVR – Cash out not available > 80% and ≤ 90% LVR – limited to 20% of security value ≤ 80% LVR – unlimited
<b>Max Borrower Exposure</b>	\$10,000,000
<b>Extra Repayments</b>	Up to \$20,000 p.a. (fixed rate) Unlimited (variable rate)
<b>Visa Debit Card</b>	Available for Australian residents and only: <ul style="list-style-type: none"> <li>during the construction period, if an offset account is linked to the loan; or</li> <li>after the construction period.</li> </ul>
<b>Borrower Types</b>	PAYG and Self-Employed PAYG and Self-Employed Sharia Borrowers
<b>Maximum Number of loans</b>	8

All residential properties values are GST inclusive for the purposes of calculating the LVR ratio.

## Maximum Loan-To-Value Ratio (LVRs)

- Existing Dwelling<sup>1234567891011</sup>

LVR range	Inner-City	Metro/Non-Metro	Regional
0 - 70.00	\$3,500,000	\$3,500,000	\$3,000,000
70.01 - 80.00	\$3,500,000	\$3,500,000	\$2,000,000
80.01 - 90.00	\$3,000,000	\$3,000,000	n/a
90.01 - 95.00	\$2,000,000	\$2,000,000	n/a

- Construction<sup>1234567891011</sup>

LVR range	Inner-City	Metro/Non-Metro	Regional
0 - 70.00	\$3,500,000	\$3,500,000	\$3,000,000
70.01 - 80.00	\$3,500,000	\$3,500,000	\$2,000,000
80.01 - 90.00	\$3,000,000	\$3,000,000	n/a
90.01 - 95.00	\$2,000,000	\$2,000,000	n/a

<sup>1</sup> Metro Postcodes for Maximum LVR is 95%

<sup>2</sup> Maximum LVR for Inner-City and High-Density postcodes is 95% subject to LMI approval.

<sup>3</sup> Maximum LVR for High-Risk postcodes is 90% subject to LMI approval.

<sup>4</sup> Non-Metro Postcodes – Maximum LVR where the property is owner occupied, or the property is investment and is in a town with a population > 10,000 or is within 15k radius of the GPO in a town with a population > 50,000 is 95% otherwise 90%

<sup>5</sup> Regional and Unclassified Postcodes – Maximum LVR where the property is in a town with a population > 10,000 or is within 15k radius of the GPO in a town with a population > 50,000 is 80% otherwise 65%

### SDA securities

<sup>6</sup> Maximum LVR for specialist disability accommodation (SDA) owner occupied properties is 80% of DCF valuation

<sup>7</sup> Maximum LVR for specialist disability accommodation (SDA) investment properties is 80% of DCF valuation capped at 90% of the Alternate Use value

<sup>8</sup> SDA investment properties must be within 30k radius of the following capital cities (Adelaide, Brisbane, Melbourne, Perth, Sydney) or within 15k radius of the following cities (Canberra, Darwin, Geelong, Gold Coast (Tweed Heads, Coolangatta, Surfers Paradise, Southport), Liverpool, Newcastle, Maroochydore, Parramatta, Penrith, Wollongong)

<sup>9</sup> SDA properties for owner occupied use are excluded from the above GPO radius restrictions

### **Other specialist securities**

<sup>10</sup>Maximum LVR for specialist rental accommodation properties (Co-Living, Student, and Boarding House) is 65%

<sup>11</sup>SRA properties must be within 30k radius of the following capital cities (Adelaide, Brisbane, Melbourne, Perth, Sydney) or within 15k radius of the following cities (Canberra, Darwin, Geelong, Gold Coast (Tweed Heads, Coolangatta, Surfers Paradise, Southport), Liverpool, Newcastle, Maroochydore, Parramatta, Penrith, Wollongong)

## Maximum LVR & Acceptable Loan Purpose Matrix

<b>Loan Purpose</b>	<b>P&amp;I</b>	<b>I/O</b>
<b>Purchase / Refinance – Owner Occupied</b>	95%	90%
<b>Purchase / Refinance – Investment</b>	95%	90%
<b>Purchase / Refinance with Debt Consolidation (max. 4 debts)</b>	90%	90%
<b>Business Use</b>	85%	85%
<b>Construction – Owner Occupied (I/O only during construction if LVR &gt; 80%) *</b>	95%*	90%
<b>Construction – Investment (I/O only during construction if LVR &gt; 90%) *</b>	95%*	90%
<b>Home Improvements</b>	90%	90%
<b>Equity Release</b>	80%	80%