

Non-Resident Loans

Essentials Non-Resident Variable

Loan Terms May Change Without Notice

- 6.79%* Standard Variable Rate - LVR up to 80%
- 4.79%* One Year Introductory Rate - for clients with LVR 65% and below + 0.30% Loading for Interest Only

- 80% of net income; 80% of rent
- No LMI
- Income Verification

- **Gross Income:** 80% minimum of 3 months in current employment or minimum 2 years in a similar role/industry utilising a similar skill set for PAYG & Permanent Part-time. If applicant is on probation, will be considered on a case by case basis. Evidence of income with Employment Agreement or letter from Employer and last 6 months personal bank account statements showing salary credits.

- **Regular Overtime:** 80% if expected to be a regular component of employment and evidenced over a minimum 6 month period.

- **Bonus Income:** 80% when expected to be a regular (paid monthly/quarterly) component of employment evidenced for 12 months. If the payment is irregular (paid annually) as a component of employment, evidence is required over 2 years. Limited to no more than double base income.

- **Second Job:** 70% minimum of 12 months in current employment or minimum 2 years in a similar role/industry utilising a similar skill set for PAYG & Permanent Part-time. Evidence of income with Employment Agreement or letter for Employer and last 6 months personal bank account statement showing salary credits.

- **Commissions:** 80% of commission can be used in serviceability if received for a minimum of 12 months.

- **Permanent Casual:** 80% minimum of 12 months in current employment or minimum 2 years in a similar role/industry utilising a similar skill set for PAYG & Permanent Part-time. Evidence of income with Employment Agreement or letter from Employer and last 6 months personal bank account statements showing salary credits.

- **Rental Income:** 80% of gross current or anticipated rental income. Evidenced by current leases agreement or rental statement or letter from licensed real estate agent or panel valuer's estimate of likely income.

- **Dividends:** 80% of investment income (e.g. shares, dividends, etc). Interest on deposits that are being used as funds to complete are not acceptable. Must be considered over 2 years. Currently deemed at 4% of current portfolio.

- **Fixed Investment Income:** 80% of investment income (e.g. shares, dividends, etc). Interest on deposits that are being used as funds to complete are not acceptable. Must be consistent over 2 years. Currently deemed at 4% of current portfolio.

- **Superannuation Income:** 80% of superannuation annuity.

- **Self Employed:** 100% minimum 24 months self-employed. Last 6 months personal bank account statements plus last 2 years Tax Return or Business Financial Statements.

- **Required Regardless of Profession:** Foreign credit report from county of origin.

****Please Note:** All statements/documents supplied must be converted to AUD via XE.com with 100% of net income used for servicing. They must also be translated into English by a NAATI accredited professional for all countries excluding Mainland China.

your solution:

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The Basics

Key Features	<ul style="list-style-type: none"> Loans up to 80% LVR 25-year term P&I with maximum 5 years IO on investment For purchases, refinance, and equity release Owner Occupied or Investment
Maximum Loan Amount (Single Security)	<ul style="list-style-type: none"> \$1,500,000 Melbourne & Sydney Metro \$900,000 Metro (excluding TAS) \$500,000 Non-Metro (excluding TAS)
Apartment Size (Internal area)	<ul style="list-style-type: none"> No Minimum <45sqm at max 50% LVR 45 - 50sqm at max 60% LVR >50sqm at max 75% LVR
Applicant's	<ul style="list-style-type: none"> PAYG or Self Employed
Pre-Approval	<ul style="list-style-type: none"> Maximum 3 months term
Borrower Type	<ul style="list-style-type: none"> Salary & Wage Earners (PAYG equivalent) and Self Employed
Credit History	<ul style="list-style-type: none"> Clear Credit History (foreign country credit report required)
Application Fee	<ul style="list-style-type: none"> \$990 - The non-refundable application fee is payable upfront and includes one valuation up to the value of \$400; in the event the valuation fee from Valex is greater, the difference will be payable at settlement.
Establishment Fee	<ul style="list-style-type: none"> 1% of loan amount
Legal Fee	<ul style="list-style-type: none"> At cost (\$550 plus disbursement)
Settlement Fee	<ul style="list-style-type: none"> \$490
Repayment Frequency	<ul style="list-style-type: none"> Principle & Interest or Interest Only Loans - monthly repayment from Australian bank accounts
Monthly Package Fee	<ul style="list-style-type: none"> \$39
Discharge Fee	<ul style="list-style-type: none"> \$550

All loans are security specific.

Underwriting approval should be sought on the security address (type of property, etc.) prior to loan submission.

Essentials Non-Resident Risk Fee

Loan Amount	<40%	<50%	<55%	<60%	<65%	<70%	<=80%
>=\$200,000	0.10%	0.70%	1.15%	1.35%	1.50%	1.60%	1.99%
>=\$300,000	0.25%	0.90%	1.30%	1.50%	1.65%	1.75%	1.99%
>=\$500,000	0.50%	1.00%	1.45%	1.60%	1.75%	1.90%	1.99%
>=\$900,000	0.75%	1.15%	1.60%	1.75%	1.90%	1.99%	1.99%

Add 0.50% for <50sqm apartments, add 0.70% for Self-employed applicants.