

# Non-Resident Loans

## Specialist Non-Resident Variable

(Loan terms can change without notice)

- 6.95% at 70% LVR, 7.95% at 75% LVR
- Commercial security considered case by case
- 90% of gross income; 80% of rent
- 1% added to rate during construction period on construction loans
- Income Verification
  - PAYG: 3 months bank statements
    - 3 most recent payslips **PLUS**
    - Employment letter including the following:
      - Gross annual income (if package, breakdown of package)
      - Role or position
      - Length of employment
      - Basis of employment (full time etc)
      - Role of the signatory
      - Should not be > 1 month old
  - Self-Employed: 2 years tax returns **PLUS**
    - 6 months statements showing business income
  - Foreign Credit Report from country of origin is required for PAYG as well as Self-employed applicants
- Fees:
  - Application Fee: 2.50% of loan amount
  - Loan Documentation Fee: None
  - Establishment Fee: None
  - Risk Fee: 1% of loan amount
  - Valuation Fee: At cost on application
  - Post Approval Fee: \$150 Loan amendment fee  
\$85 Solicitor re-document fee
  - Lender's Legal Fee: \$795
  - Monthly Fee: \$15 per month
- Property Size
  - No minimum size
  - <45sqm max - 50% LVR
  - <45-50sqm max - 60% LVR
- List of approved countries for income:
  - No country restrictions.

# your solution:

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### The Basics

Loan Purpose	<ul style="list-style-type: none"> <li>• Purchase, Refinance, Construction</li> </ul>
Maximum Loan Amount	<ul style="list-style-type: none"> <li>• \$2,000,000 ≤75% LVR</li> <li>• \$5,000,000 ≤60% LVR</li> <li>• \$2,000,000 ≤75% LVR for Construction</li> </ul>
LVR	<ul style="list-style-type: none"> <li>• Houses / Townhouses 75% LVR</li> <li>• Units / Apartments 65% LVR</li> </ul>
Rate Option	<ul style="list-style-type: none"> <li>• \$2,000,000 7.95%</li> <li>• \$2,000,000-5,000,000 8.95%</li> <li>+ 0.04% for Commercial Loans</li> </ul>
Loan Term	<ul style="list-style-type: none"> <li>• 25 Years</li> </ul>
Repayment Options	<ul style="list-style-type: none"> <li>• Principal &amp; Interest</li> </ul>
Repayment Frequency	<ul style="list-style-type: none"> <li>• Weekly, Fortnightly, Monthly</li> </ul>
Borrower Type	<ul style="list-style-type: none"> <li>• Salary &amp; Wage Earners (PAYG equivalent) and Self-Employed</li> </ul>
Criteria	<ul style="list-style-type: none"> <li>• Non-residents living &amp; working overseas</li> </ul>
Acceptable Security Property	<ul style="list-style-type: none"> <li>• Metro - Sydney, Melbourne, &amp; Brisbane</li> </ul>