



Ultra Variable Rate via Portfolio Plus Investment Home Loan

The Variable Rate Investment Home Loan is aimed at those looking for greater flexibility within their loan. The Variable Rate Investment Home Loan comes with a 100% offset account and redraw facility. It allows flexible lump sum payments and higher loan repayments. This loan is perfect for those looking for greater flexibility with their Investment loans.

Key Features

- 100% offset account available
- Loans up to 90% LVR (LMI Inclusive) Established Properties
- Up to 40 days interest free on Visa Debit Card purchases and cash advances (to a maximum of \$4,000 p.m.)

Product Overview

Maximum Loan Amount	Single Security \$1,000,000 (\leq 85% LVR)	Maximum Borrower Exposure \$2,000,000
Loan to Value Ratio	Up to 85% (LMI inclusive)	
Loan Term	30 Years	
Loan Options	Principal & Interest and Interest Only up to a maximum of 5 years	
Credit History	Clear Credit History	
Lenders Mortgage Insurance	Payable by Borrower greater than 80%	
Loan Purpose	Purchase or refinance of an investment property	
Cash Out	Limited to 20% of security value	
Equity	Investment loans require 15% deposit	
Acceptable Securities	Category 1 & 2 only Residential properties greater than 50sqm (exclusive of balconies and parking). Refer LMI policies	
Split Loans	Available. Split your loan into more than one portion	

Credit Increase	Available. Fees apply
Redraw	Available
Repayment Frequency	Principal & Interest loans – weekly, fortnightly and monthly repayments. Interest Only – Monthly repayments only. Payments can be automatically debited from the offset account.
Voluntary Repayments	Extra repayments can be made at any time without penalty
Transaction Fees	Free unlimited transactions <ul style="list-style-type: none"> • Internet Banking • Phone Banking • BPay • Direct Debit / Salary Crediting • EFTPOS
Visa Debit Card	Visa debit card access allowing for up to \$4,000 per month interest free on purchases and cash advances for up to 40 days

Set up Fees

Application Fee	\$350
Valuation Fee	At cost. Standard \$440
Lenders Mortgage Insurance	Payable by the Borrower greater than 80% LVR
Solicitor Documentation Fee	\$440 Plus Outlays
Annual Facility Fee	\$395 p.a. Covers Owner Occupied and Investment Loans
Discharge Fee	\$535 plus 3 rd party costs
Settlement Fee	\$399