

SMART EXPAT LOAN

Applicant(s):	Australian Citizen (AC) or Australian Permanent Residents (PR)
Employment:	PAYG & Self Employed Applicants
Loan Purpose:	Purchase Only of Owner Occupied or Investment Property
Maximum Loan Amount:	\$2,000,000
Maximum LVR:	70% if House or Low Rise Apartment 60% if Inner City or High Density locations
Variable Rate Options:	4.69% up to 65% - max loan size \$2,000,000 add 0.4% for IO 4.79% up to 70% - max loan size \$1,500,000 add 0.4% for IO
Minimum Security size:	50 sqm
Unacceptable Countries:	Central African Republic, Dem Republic of Congo, Guinea-Bissau, Iran, Iraq, Lebanon, Libya, Mali, Myanmar, North Korea, Russia, Somalia, South Sudan, Sudan, Syria, Ukraine, Yemen, Republic of Yugoslavia, Zimbabwe
Risk Grade:	Clear credit only
Term & Repayment Options:	Up to 30 years Principle & Interest Interest Only available up to 5 years with a 0.40% loading to the applicable rate
Cash Out:	No.
Security Location:	Catagory A & B postcodes only. Excludes acerage and construction.
Servicing / Conversion:	90% of converted income. Use website www.XE.com to convert OS currency to \$Aud
Income Evidence:	PAYG - 3 pay slips, 3 months statements showing salary credits and employers letter SE - two years tax returns regardless if they are paying themselves a wage
Special Conditions:	i) Evidence of funds to complete to be held in an Australian bank account or solicitors trust ii) All income documents are to be translated into English by a NATTI registered translator iii) Overseas credit report from the relevant country to be provided iiii) Up to date bank statements and subject to full credit assessment

WHAT YOU NEED TO KNOW

- Other benefits include the ability for lump sum payments plus higher minimum repayments without penalty.
- Negative gearing add backs not applicable.
- This product is not a Non Resident / Foreign Investor loan.
- On occasion some security locations are unavailable or restricted for lending purposes.

APPROXIMATE GET IN COSTS

Application Fee:	1.50% of loan amount
Lender Risk Fee:	NA
Establishment Fee:	NA
Valuation Fee:	\$440.00 (or at cost and paid in advance)
Lenders Legal Fee:	\$880.00 (plus any related costs incurred)
Monthly Fee:	\$15.00
Settlement Fee:	\$399.00
Discharge Fee:	\$535.00 plus 3rd party costs

All related application costs are subject to change without notice.

Subject to Lender criteria. Some conditions, fees and charges may apply.
Information correct as at 1st May 2020.

Australian Credit Licence Number 382 606

