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ULTRA EXPAT & MIGRANT CONSTRUCTION LENDING

Australian & NZ Citizens, Permanent /Temporary & Non Residents

Eligible Applicant(s):	<p>1. Class A: Permanent Residents (PR) & Temporary Residents (TR) with acceptable Visa's with Australian income to cover 100% of the Interest Expense of the loan.</p> <p>2. Class B: Permanent Residents (PR) with acceptable Visa's living in Australia with a minimum of 50% of income used in servicing earned in Australia.</p> <p>3. Class C: Australian Citizens living and working outside of Australia applying with Non Resident consumers with a minimum of 50% of income used in servicing contributed by the Australian Citizen.</p>	
Acceptable Countries:	Brunei, Canada, China, France, Germany, Hong Kong, India, Indonesia, Japan, Macau, Malaysia, New Zealand, Philippines, Saudi Arabia, Singapore, South Africa, Switzerland, United Kingdom - England, Scotland, Wales, Northern Ireland, United Arab Emirates, USA	
Employment:	PAYG or Self Employed	
Loan Purpose:	Construction of Owner Occupied or Investment Dwellings	
Maximum Loan Amount:	\$1,000,000	
Max LVR:	75%	
P & I Rate Options up to \$1,000,000	Owner Occupied	Investment
	3.20% up to 50%	3.40% up to 50%
	3.30% up to 60%	3.50% up to 60%
	3.40% up to 70%	3.60% up to 70%
	3.60% up to 75%	3.80% up to 75%
Fixed Rate Loadings:	Add 0.20% for 1 year Add 0.4% for 2 years to above rates	
Interest Only:	Add 0.30% to above rates (Investment only)	
Location/Type Loadings:	Add 0.30% to above rates if postcode is Inner City, High Density, Regional or Unclassified	
Lender Risk Fee(s):	<70% - 0.00%, <75% LVR - 0.50%, <80% - 1.5% NDIS securities - 0.50% of loan amount sought (if applicable)	
Term:	Up to 30 years	
Servicing:	80% of the net overseas income converted into Australian currency 80% of all other Overseas income (i.e. Bonuses) converted to Australian currency 80% of the proposed rental income Negative Gearing add backs not applicable	

APPROXIMATE GET IN COSTS

Loan Application Fee:	\$299.00	Construct Admin Fee:	\$1,500.00 (covers progress vals & drawdowns)
Valuation Fee:	\$484.00 (or at cost if higher)	Annual Fee:	\$395.00
Lenders Legal Fee:	\$440.00 (plus any related costs)	Settlement Fee:	\$399.00
Lender Risk Fee:	As per above table	Discharge Fee:	\$535.00 plus 3rd party costs
Establishment Fee:	\$1,950.00	<i>All application costs are subject to change without notice</i>	