



P: 1300 650 200 | F: 1300 650 201 | W: www.mortgage-mart.com.au

SMART FOREIGN INVESTORS LOAN

Applicants:	PAYG, Self Employed and Company Borrowers from acceptable country locations
Minimum Loan Amount:	\$100,000
Maximum Loan Amount:	\$2,500,000
Maximum LVRs:	75% 70% Inner City Apartments
Interest Rate:	Standard securities to \$2M - 5.59% to 65% 5.89% to 75% Standard securities to \$2.5M - 6.799% to 65% 6.99% to 75% Inner city apartments to \$2M - 5.99% to 70% Inner city apartments to \$2M - 5.79% to 60% 5.99% to 70%
Term:	Up to 30 years with P & I repayments Interest Only available for up to 5 years
Loan Purpose:	Purchase, Refinance & Construction (no cash out)
Security Location:	Category A locations only (major metro)
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
Minimum Security Size:	50 sqm.
Income Verification:	PAYG - Last 3 pay slips PLUS 3 months bank statements showing salary credits & a letter from employer confirming employment status, time employed & base salary. Self Employed - 2 Years Company Financial Report, 2 Years Company Tax Returns, 2 Years Individual Tax Returns and most recent Notice of Assessment (or similiar), 6 months business statements (income accounts).
Application Fees:	2.5% of loan amount (includes 1% non-resident premium) Valuation from \$484, Lender legals from \$880, Monthly fee \$15, Settlement fee \$399, Discharge fee from \$535.

WHAT YOU NEED TO KNOW

- Loan must settle within 6 months from application being lodged.
- Employment verification - Lender must be able to verify the existence of the employer via Google.
- If applicant/nationality is from a country listed under sanction by DFAT it will NOT be considered.
- Written authority from the Borrower allowing the Lender to confirm the account balance within their Australian Bank local branch.
- Evidence of Funds to Complete held in an Australian Bank account or solicitors trust account.
- Repayments must be direct debited from an Australian bank account.
- Applicant must obtain independent legal advice regarding the transaction.
- Translators Certificate via NAATI registered translator.

WHAT WE NEED TO APPROVE YOUR LOAN

1. Completed loan application form.
2. Applicant to obtain a current copy of their credit report from their resident country.
3. Clear copy of the Australian based Legal Representatives ID documents.
4. Copy of Contract of Sale.
5. Non Resident Appointment of Australian based Legal Representative form.
6. Non Resident Serviceability Calculator.
7. Non Resident Certified Identification Form and supporting ID forms.
8. Non Resident Customer Identification Checklist.
9. Translated documents from NAATI registered translator.
10. FIRB Approval.
11. Broker Declaration.

Subject to Lender criteria. Other conditions, fees, terms and charges may apply.
Information correct as at 15th November 2021.

Australian Credit Licence Number 382 606

