

# SmartExpatsVariable

## Smart Expat Rates

|                             |       |       |       |
|-----------------------------|-------|-------|-------|
| LVR                         | 65%   | 75%   | 80%   |
| Loans Up to \$2M            | 7.39% | 7.59% | 7.79% |
| Loans from \$2M - \$5M      | 7.59% | 7.99% | NA    |
| Loans up to \$25M (70% LVR) | POA   | POA   | POA   |
| Construction to \$2M        | 8.29% | 8.49% | 8.69% |

## Smart Expat Program Loadings & Parameters

Loan Size <\$2M Max LVR 80%

Loan Size >\$2M & <\$5M Max LVR 75%

Loan Size <\$25M Max LVR POA

Interest Only to 5 Years

Add 0.40%

### Program Features & Relevant Information:

- Purchase or refinance of residential or commercial securities & single build residential construction.
- Available for Australian citizens working or living abroad wanting to buy property or refinance an existing loan to consolidate debt or access equity.
- Borrower type(s) include PAYG & Self Employed.
- Most Metro & Non-Metro locations considered - refer to your MMA BDM for acceptability.
- Loan sizes up to \$25,000,000 (refer to your BDM for quote).
- Loan terms up to 30 years.
- Interest Only (Investment) available for up to 5 years with LVR's to 80%.
- Once construction is completed, rate may revert to standard variable rate of the day for Owner Occ or Investment.
- Construction Loans: 5 progress draws - valuation inspection processing fees apply (from \$230 each stage)
- Minimum security size 50 sqm exclusive of balconies & car parking
- Product includes BPAY®, Internet Banking and Redraw.
- Cash out available to 80% with declaration of use.
- A re-approval fee of \$200 is applicable after 90 days from original approval date.

### Additional Requirements:

- Evidence of deposit held in Australian bank account.
- Satisfactory Customer Identification check.
- If refinancing, require 6 months recent loan statements.
- Copy of client's credit report from residing country.
- Evidence of funds to complete transaction held in an Australian bank in the name of the applicant.

### Serviceability: PAYG

- 3 latest payslips translated into English by NAATI.
- 3 months bank statements translated into English.
- Employment letter translated into English.
- Currency conversion via xe.com

### Serviceability: Self Employed

- 2 years financials translated to English by NAATI
- 6 months statements showing business income translated to English by NAATI.
- Currency conversion via xe.com

## Smart Expat Application Fees

|                        |                    |                        |          |
|------------------------|--------------------|------------------------|----------|
| Application Fee        | From 1.25% - 1.75% | Monthly Fee            | \$15.00  |
| Valuation fee from     | \$484.00           | Settlement Fee         | \$399.00 |
| Lenders Legal Fee from | \$880.00           | Discharge Fees approx. | \$535.00 |