

# SmartExpatsVariable

## Smart Expat Rates

LVR	65%	75%	80%
Loans Up to \$2M	7.09%	7.34%	7.49%
Loans from \$2M - \$5M	7.34%	7.69%	NA
Loans up to \$25M (70% LVR)	POA	POA	POA
Construction to \$2M	7.99%	8.24%	8.49%

## 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