



# SmartExpatsVariable

## Smart Expat Rates

LVR	65%	75%	80%
Loans Up to \$2M	7.49%	7.69%	7.89%
Loans from \$2M - \$5M	7.69%	8.09%	NA
Loans up to \$25M (70% LVR)	POA	POA	POA
Construction to \$2M	8.39%	8.59%	8.79%

## 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

Application material available at [www.mortgage-mart.com.au](http://www.mortgage-mart.com.au). Please refer to the Postcode Guide for more details on acceptable security locations and LVR limitations if applicable. Subject to lender acceptance and criteria. Other conditions, fees and charges may apply. Australian Credit Licence 382 606. Rates effective from 4<sup>th</sup> June 2024.