

THE AUSTRALIAN FIRST THAT UNLOCKS YOUR LIFE



Responsibly unlock your home equity or consolidate your debt payments with Midkey's revolutionary **NO MONTHLY PAYMENTS** loan.

Midkey is the innovative lending solution for smart borrowers of all ages as an alternative to traditional lenders. Our loan has NO MONTHLY PAYMENTS, which includes principal and interest. Pay back Midkey when you are ready or when you sell your home.

What makes Midkey a better solution?

- No monthly payments.
- Midkey can be used as a first OR second mortgage.
- We can often offer a solution when other lenders cannot.
- Interest does not compound (we use simple interest).
- Your loan and all interest are paid only when you sell your home or when you are ready.
- Use the loan however you want.
- Reduce your monthly debt payments.
- Available to ages 18+.

DESIGNED FOR RESPONSIBLE BORROWERS

The average credit score of our borrowers is **very good**.

Average Midkey Credit Score



Innovation doesn't mean irresponsible.



How can a Midkey help you?



Lower your
existing monthly
payments



Pay off other
debt



Start or grow your
business



Navigating
Divorce



Pay education
fees



Renovate your
property



Buy an investment
property



Buy a bigger
house



Help your kids buy a
home



Unexpected
healthcare

Product specifications

Regular payments

- No regular payments of interest (accumulates and occurs at the end of the loan)
- No regular repayments of principal amounts (occurs at the end of the loan)
- No ongoing fees

*provided the loan-to-value ratio of your mortgaged property has not exceeded 100% during the life of your loan.

Loan amounts

Minimum: \$100,000
Maximum: \$5,000,000

Maximum

1st mortgage

2nd mortgage

up to 35% of the value of your property

- up to 30% of the value of your property
- maximum combined LVR* (1st plus Midkey loan) = 80%
- borrower's 1st mortgage must be a principal plus interest loan

*A valuation discount of a minimum of 5% is applied to a property's initial independent valuation. This discount allows Midkey to provide short-term loans that are still economically viable for Midkey and its investors.

Eligible properties

- Landed residential properties in most Australian state capitals and major population centres*
- Apartments**, rural & commercial properties are currently not eligible (apartments coming soon*)

*Coming soon to VIC. Join the Waitlist on the website and check the FAQs for updates.

**Specific lending criteria applies to certain locations and apartment types.

Interest rate

Simple (not compounding) interest at a margin of 3.25%* above the RBA cash rate, accumulated and only paid at the end of the loan.

*Slightly different depending on the property type.

Loan term

No loan term.

The Midkey loan is fully repayable if the borrower:

- decides they want to repay the Midkey loan (at any time)
- sells their property
- dies, or
- defaults

The Midkey loan is partially repayable if:

- the borrower chooses to make a partial repayment (minimum \$50,000)
- it is a second mortgage, and the borrower increases the amount of their 1st mortgage loan, they must use 25% of any increase in their 1st mortgage loan to partially repay their Midkey loan
- the LVR (Loan to Value Ratio) is greater than 100% (ie the 1st mortgage and a Midkey loan) the borrower must make a partial repayment to reduce the LVR to below 100%

Fees at START of loan	<ul style="list-style-type: none"> • An establishment fee of 1.5% of the loan value with a min. of \$3,000. • Valuation fees from an independent valuer, range from \$330 – \$3,500 (quotes required for homes over \$10m); the applicant pays directly to the valuer. • Document preparation costs and out-of-pocket expenses (approx. \$450). • Mortgage registration fees (varies between states). • All fees (except valuation costs) are deducted from loan proceeds at settlement.
Fees & Payments at END of loan	<ul style="list-style-type: none"> • The original (or “principal”) loan amount. • Simple interest (not compounding) that has accumulated throughout the loan period. • Instead of monthly payments, you pay the Midkey Deferral Fee at the end of your loan* (the end is when you or your executor sell your property or when you want to repay). The Midkey Deferral Fee is a proportion of any increase in your home’s value during the term of your Midkey. For example, if your Midkey loan was 20% of your home’s value at the start of your loan, the Midkey Deferral Fee will be 20% of the increase in your home’s value at the time you repay your loan. No increase in value, no Midkey Deferral Fee. • Valuation fee ranges from \$330 – \$3,500 (quotes required for homes over \$10m); the applicant pays directly to the valuer. • All fees (except valuation costs) are deducted from loan proceeds at settlement. <p>*provided (i) you are not in default under your Midkey loan, and (ii) the loan-to-value ratio of your mortgaged property has not exceeded 100% during the life of your loan.</p>
Application Type	Individuals & joint borrowers (not companies, trustees or private partnerships)
Application Requirements	<p><u>Midkey 1st and 2nd Mortgage Loans</u></p> <ul style="list-style-type: none"> • Residential and employment history • Asset and liabilities position • Income & expenses verification • 3 months of personal bank statements to verify living expenses (can be verified electronically by www.bankstatements.com.au) • Onsite property valuation from a Midkey valuation firm <p><u>Midkey 2nd Mortgage Loans</u></p> <ul style="list-style-type: none"> • Existing lender approval for borrower to have additional debt • 1st mortgage details from approved partner bank, including proof of balance
Features not available	<p>Permitted during the loan subject to Midkey approval.</p> <p>Borrowers can apply for a Renovation Credit to offset Midkey’s Deferral Fee (that is a proportion of any increase in their home’s value</p> <p>(Subject to a minimum of \$100,000 and builder/council approved plans)</p>
Features not available	Redraw, account splits, offset account, portability, multiple securities, additional advances and top-ups

* All applications are subject to lending and approval criteria. Fees and charges apply. Terms and conditions are available upon request. This material is for information purposes only and has been prepared without considering a borrower’s objectives, financial situation or needs. A borrower should seek independent financial advice and read the relevant disclosure documents prior to making a decision about a product. All rates and information provided in this material are correct at the time of publication and are subject to change.



Unlock Your Busy Mid Life

Midkey's purpose is to enable Australian homeowners to solve their financial problems and achieve their financial goals.

“

We got quick access to cash which didn't impact our monthly outgoings. It's so straightforward... it's just a wonderful way of leveraging the biggest asset that you own.



— **Chris (54), Mosman**

father of five, married
advertising executive

“

By using my Midkey to pay off some of my existing mortgage, I have reduced the monthly payments by more than 50% so now I feel less constrained, freer.

— **Mark (37), Kellyville**

father of two, married
finance professional

“

I was asset-rich but stretched and, on my single income, I was unable to borrow enough money from traditional lenders to fund the extensive renovation this house needs. Midkey became the key to my future and gave me options otherwise not available to me.



— **Cheryl (52), Coogee**

mother of three, divorced
banker

“

I can say there is no other product on the market like Midkey's... it is a genuine innovation, and that is always welcome in our tight market.



— **James Gerrard**

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