

## Product Specs

# Specialist Full Doc.

### Product overview

The Resimac Specialist Full Doc product has been specifically tailored to suit the needs of borrowers who fall outside traditional mortgage insurance and lending guidelines. Types of borrowers that may fall into this category include credit impaired borrowers, those requiring a higher loan amount, or who have reached their exposure with mortgage insurers.

### Key criteria

- No limit on the number of debts that can be consolidated.
- Available for purchase and refinance incl. non-conforming, private, solicitor and business loans.
- Child support (children 13 and under) and Family A and B benefits (children under 14 years of age) accepted.
- Unlimited cash out for any worthwhile purpose including payout ATO debts, working capital and purchase of business equipment (conditions apply).
- Defaults paid over 12 months ago, or listed over 24 months ago (paid or unpaid) accepted.
- Maximum LVRs and loan amounts may be increased for applications considered on an exception basis.

	Clear	Plus	Assist
Mortgage arrears	Less than 1	Less than 3	Unlimited
Defaults, judgements, writs & summons	0	1	Unlimited
Bankruptcy discharge timeframe	Discharged	Current, but entered 2 or more yrs ago	Current, but entered less than 2 yrs ago

### Features

- ✓ Multiple Offsets available.
- ✓ Rate based on security type, not loan purpose.
- ✓ Debt consolidation incl. ATO debts.
- ✓ End to end digital process.
- ✓ Unlimited cash out for any worthwhile purpose for Specialist Clear and Specialist Plus to 80% LVR.
- ✓ Defaults under \$2k accepted.
- ✓ Specialist Assist and Refinance of Private Funder / Solicitor loans: cash out is limited to \$10,000 with a maximum LVR of 80%.

**Product specifications**

O/O	INV	Max. LVR
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**LOAN PURPOSE**

Purchase	✓	✓	90%
Refinance: Including business purpose	✓	✓	90%
Cash out: Unlimited* for any worthwhile purpose for Specialist Clear and Specialist Plus	✓	✓	80%
Debt consolidation: Including ATO debts	✓	✓	90%
Business purpose: Including working capital & purchase of business equipment	✓	✓	80%

\*Specialist Assist products and refinance of private funder / solicitor loans: cash out is limited to \$10,000 with a maximum LVR of 80%.

O/O	INV	Max. LVR
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**BORROWER TYPE**

Individuals	✓	✓	See loan purpose
Company and Discretionary trusts (no Unit or Hybrid trusts)	✓	✓	See loan purpose

Min.	Max.	Max. LVR
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**LOAN TERM & REPAYMENT TYPES**

Principal and interest	15 yrs	30 yrs	90%
Interest only (owner occupied)	1 yr	5 yrs	80%
Interest only (investment)	1 yr	5 yrs	90%

**INTEREST RATE OPTIONS**

Variable rate	✓ Available
Fixed rate (post-settlement only)	N/A

**Security:**

Completed dwellings only. No construction. Vacant land acceptable as collateral security. See [Acceptable Property Locations Guide](#) for more information.

**Lenders Mortgage Insurance - Helia Lenders Mortgage Insurance only:**

Not required. Risk fee applies (see following table under Fees and charges). Risk fee can be capitalised to max. LVR of 90%. Capitalisation of Risk fee doesn't alter the original LVR for interest rate purposes.

## Loan amounts

### Minimum loan amount:

- \$50,000

### Maximum aggregate loan exposure:

- \$5,000,000

### Maximum loan amounts:

	Clear			Plus			Assist		
	CAT. 1	CAT. 2	CAT. 3	CAT. 1	CAT. 2	CAT. 3	CAT. 1	CAT. 2	CAT. 3
<65% LVR	\$2.5m	\$2.0m	\$500k	\$1.5m	\$1.25m	\$500k	\$1.0m	\$750k	\$500k
65.01 - 70% LVR	\$2.0m	\$1.75m	\$500k	\$1.5m	\$1.25m	\$500k	\$1.0m	\$750k	\$500k
70.01 - 75% LVR	\$1.75m	\$1.5m	-	\$1.5m	\$1.25m	-	\$1.0m	\$750k	-
75.01 - 80% LVR	\$1.25m	\$1.0m	-	\$1.0m	\$750k	-	\$750k	\$500k	-
80.01 - 85% LVR	\$1.0m	\$750k	-	\$750k	\$400k	-	\$500k	-	-
85.01 - 90% LVR	\$750k	-	-	-	-	-	-	-	-

Method and limit	Repayment type
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### Repayment frequency:

Weekly	Direct Debit, Direct Credit, BPAY	Principal and interest
Fortnightly	Direct Debit, Direct Credit, BPAY	Principal and interest
Monthly	Direct Debit, Direct Credit, BPAY	Principal and interest & Interest only
Additional repayments	Direct Debit, Direct Credit, BPAY	N/A

### Redraw facility:

- Internet and phone redraw: Minimum \$100 per day, maximum \$20,000 per day | Fee = \$0
- Manual redraw: Minimum \$100 per day, maximum is the balance available | Fee = \$26

### Statements:

Six monthly

### Increases:

Maximum LVR and loan amount limits will apply. Interest rate may increase pending end LVR.

## Fees and charges

Application fee	N/A
Valuation fee	Valuation fee is payable at cost (approximately \$330).
Ongoing fee	N/A
Annual fee	N/A
Solicitors fee	N/A
Settlement fee	\$949
Discharge fee	\$300 per security
Attendance fee	\$308 per attendance

## Risk fee:

<b>≤70% LVR</b>	0.75%
<b>70.01 - 80% LVR</b>	1.00%
<b>80.01 - 85% LVR</b>	1.25%
<b>85.01 - 90% LVR</b>	1.50%

All fees and charges noted above apply to standard applications only (i.e. single / joint personal applicants and one security property). Additional fees and charges may apply for more complex loan structures.

**Interest rates**

Clear	Owner Occupied				Investment			
	P&I		IO		P&I		IO	
	INT. RATE	COMP. RATE	INT. RATE	COMP. RATE	INT. RATE	COMP. RATE	INT. RATE	COMP. RATE
≤70% LVR	6.99% p.a.	7.09% p.a.	6.99% p.a.	7.09% p.a.	7.29% p.a.	7.39% p.a.	7.29% p.a.	7.39% p.a.
70.01 - 80% LVR	7.09% p.a.	7.19% p.a.	7.09% p.a.	7.19% p.a.	7.39% p.a.	7.49% p.a.	7.39% p.a.	7.49% p.a.
80.01 - 85% LVR	8.09% p.a.	8.19% p.a.	N/A	N/A	8.39% p.a.	8.49% p.a.	8.39% p.a.	8.49% p.a.
85.01 - 90% LVR	8.79% p.a.	8.89% p.a.	N/A	N/A	9.09% p.a.	9.20% p.a.	9.09% p.a.	9.20% p.a.

**Plus**

≤70% LVR	7.99% p.a.	8.09% p.a.	7.99% p.a.	8.09% p.a.	8.29% p.a.	8.39% p.a.	8.29% p.a.	8.39% p.a.
70.01 - 80% LVR	8.09% p.a.	8.19% p.a.	8.09% p.a.	8.19% p.a.	8.39% p.a.	8.49% p.a.	8.39% p.a.	8.49% p.a.
80.01 - 85% LVR	8.59% p.a.	8.69% p.a.	N/A	N/A	8.89% p.a.	8.99% p.a.	8.89% p.a.	8.99% p.a.

**Assist**

≤70% LVR	8.99% p.a.	9.10% p.a.	8.99% p.a.	9.10% p.a.	9.29% p.a.	9.40% p.a.	9.29% p.a.	9.40% p.a.
70.01 - 80% LVR	9.09% p.a.	9.20% p.a.	9.09% p.a.	9.20% p.a.	9.39% p.a.	9.50% p.a.	9.39% p.a.	9.50% p.a.
80.01 - 85% LVR	9.59% p.a.	9.70% p.a.	N/A	N/A	9.89% p.a.	10.00% p.a.	9.89% p.a.	10.00% p.a.

The comparison rate is calculated on the basis of a loan of \$150,000 over a term of 25 years. **NOTE:** This comparison rate is true only for the examples given and may not include all fees and charges. Different times, fees or other loan amounts might result in a different comparison rate.