

Specialist Full Doc.

| Product specs

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 incl.

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.

Features

- ✓ 100% offset 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 limited to \$10,000 with a max. LVR of 80%

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

Product specifications

	O/O	INV	Max. LVR
LOAN PURPOSE			
Purchase	✓	✓	90%
Refinance (incl. business purpose)	✓	✓	90%
Cash out (unlimited* for any worthwhile purpose for Specialist Clear and Specialist Plus)	✓	✓	80%
Debt consolidation (incl. ATO debts)	✓	✓	90%
Business purpose (incl. working capital and purchase of business equipment)	✓	✓	80%

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

BORROWER TYPE

Individuals	✓	✓	See loan purpose
Company and Discretionary trusts (no unit or hybrid trusts)	✓	✓	See loan purpose

	Min.	Max.	Max. LVR
LOAN TERM / REPAYMENT TYPES			
Principal and interest	15 yrs	30 yrs	90%
Interest only (owner occupier)	1 yr	5 yrs	80%
Interest only (investment)	1 yr	5 yrs	90%

Interest rate options

- ☑ Variable rate available
- ☑ Fixed rate **not** available

LMI (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 does not alter the original LVR for interest rate purposes.

Security

- Completed dwellings only
- No construction
- Vacant land acceptable as collateral security

See [Acceptable property locations guide](#) for more information.

Loan amounts

Minimum loan amount

- \$50,000

Maximum aggregate loan exposure

- \$5,000,000

Maximum loan amounts

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

Repayment frequency

	Method and limit	Repayment type
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	-

Redraw facility

- Internet and phone redraw - **\$0 fee**:
 - > Min. \$100 per day
 - > Max. \$20k per day
- Manual redraw - **\$26 fee**:
 - > Min. \$100 per day
 - > Max. is balance available

Statements

6 monthly

Increases

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

Fees and charges

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

Risk fee

LVR

Up to 70%	0.75%
70.01 - 80%	1.00%
80.01 - 85%	1.25%
85.01 - 90%	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.