

# Specialist Alt Doc.

### Product overview

The Resimac Specialist Alt Doc product has been specifically tailored to suit the needs of self-employed borrowers who fall outside lending guidelines and who require alternative methods of income verification. Types of borrowers that may fall into this category include credit impaired borrowers, those requiring a higher loan amount, or who have shorter term ABNs.

### 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
Alt Doc income requirements	<ul style="list-style-type: none"><li>• Accountant's verification; or</li><li>• Most recent 6 months BAS; or</li><li>• Most recent 3 months business bank statements</li></ul>	<ul style="list-style-type: none"><li>• Accountant's verification (for <math>\leq 75\%</math> LVR); or</li><li>• Most recent 6 months BAS; or</li><li>• Most recent 3 months business bank statements</li></ul>	<ul style="list-style-type: none"><li>• Most recent 6 months BAS; or</li><li>• Most recent 3 months business bank statements</li></ul>
ABN registration	12 months	6 months	6 months
GST registration	12 months	6 months	6 months

### Features

- ✓ Multiple Offsets available.
- ✓ Rate based on security type, not loan purpose.
- ✓ Choice of income verification options.
- ✓ Defaults under \$2k accepted.
- ✓ End to end digital process.
- ✓ Debt consolidation incl. ATO debts.
- ✓ 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

**LOAN PURPOSE**

Purchase	✓	✓	90%
Refinance: Including business purpose, non-conforming private and solicitor loans	✓	✓	85%
Cash out: Unlimited* for any worthwhile purpose for Specialist Clear and Specialist Plus	✓	✓	80%
Debt consolidation: Including ATO debts, no limit on number of debts	✓	✓	85%
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

**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 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. A	CAT. B	CAT. C	CAT. A	CAT. B	CAT. C	CAT. A	CAT. B	CAT. C
≤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

### 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:**

≤70% LVR	1.00%
70.01 - 80% LVR	1.25%
80.01 - 85% LVR	1.50%
85.01 - 90% LVR	2.00%

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			
	Principal & Interest		Interest Only		Principal & Interest		Interest Only	
	INT. RATE	COMP. RATE	INT. RATE	COMP. RATE	INT. RATE	COMP. RATE	INT. RATE	COMP. RATE
≤70% LVR	7.19% p.a.	7.29% p.a.	7.19% p.a.	7.29% p.a.	7.49% p.a.	7.59% p.a.	7.49% p.a.	7.59% p.a.
70.01 - 80% LVR	7.29% p.a.	7.39% p.a.	7.29% p.a.	7.39% p.a.	7.59% p.a.	7.69% p.a.	7.59% p.a.	7.69% p.a.
80.01 - 85% LVR	8.29% p.a.	8.39% p.a.	N/A	N/A	8.59% p.a.	8.69% p.a.	8.59% p.a.	8.69% p.a.
85.01 - 90% LVR	8.99% p.a.	9.10% p.a.	N/A	N/A	9.29% p.a.	9.40% p.a.	9.29% p.a.	9.40% p.a.

## PLUS

≤70% LVR	8.19% p.a.	8.29% p.a.	8.19% p.a.	8.29% p.a.	8.49% p.a.	8.59% p.a.	8.49% p.a.	8.59% p.a.
70.01 - 80% LVR	8.29% p.a.	8.39% p.a.	8.29% p.a.	8.39% p.a.	8.59% p.a.	8.69% p.a.	8.59% p.a.	8.69% p.a.
80.01 - 85% 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.

## ASSIST

≤70% LVR	9.19% p.a.	9.30% p.a.	9.19% p.a.	9.30% p.a.	9.49% p.a.	9.60% p.a.	9.49% p.a.	9.60% p.a.
70.01 - 80% LVR	9.29% p.a.	9.40% p.a.	9.29% p.a.	9.40% p.a.	9.59% p.a.	9.70% p.a.	9.59% p.a.	9.70% p.a.
80.01 - 85% LVR	9.79% p.a.	9.90% p.a.	N/A	N/A	10.09% p.a.	10.20% p.a.	10.09% p.a.	10.20% 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.