

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"> • Accountant's verification; or • Most recent 6 months BAS; or • Most recent 3 months business bank statements | <ul style="list-style-type: none"> • Accountant's verification (for $\leq 75\%$ LVR); or • Most recent 6 months BAS; or • Most recent 3 months business bank statements | <ul style="list-style-type: none"> • Most recent 6 months BAS; or • Most recent 3 months business bank statements |
| 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

| | O/O | INV | Max. LVR |
|--|-----|-----|----------|
| 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

| | O/O | INV | Max. LVR |
|---|-----|-----|------------------|
| Individuals | ✓ | ✓ | See loan purpose |
| Company and Discretionary trusts (no Unit or Hybrid trusts) | ✓ | ✓ | See loan purpose |

| Min. | Max. | Max. LVR |
|------|------|----------|
|------|------|----------|

LOAN TERM & REPAYMENT TYPES

| | Min. | Max. | Max. LVR |
|--------------------------------|--------|--------|----------|
| 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 | 7.44% p.a. | 7.54% p.a. | 7.44% p.a. | 7.54% p.a. | 7.74% p.a. | 7.83% p.a. | 7.74% p.a. | 7.83% p.a. |
| 70.01 - 80% LVR | 7.54% p.a. | 7.64% p.a. | 7.54% p.a. | 7.64% p.a. | 7.84% p.a. | 7.93% p.a. | 7.84% p.a. | 7.93% p.a. |
| 80.01 - 85% LVR | 8.54% p.a. | 8.64% p.a. | N/A | N/A | 8.84% p.a. | 8.94% p.a. | 8.84% p.a. | 8.94% p.a. |
| 85.01 - 90% LVR | 9.24% p.a. | 9.35% p.a. | N/A | N/A | 9.54% p.a. | 9.64% p.a. | 9.54% p.a. | 9.64% p.a. |

PLUS

| | | | | | | | | |
|-----------------|------------|------------|------------|------------|------------|------------|------------|------------|
| ≤70% LVR | 8.44% p.a. | 8.54% p.a. | 8.44% p.a. | 8.54% p.a. | 8.74% p.a. | 8.84% p.a. | 8.74% p.a. | 8.84% p.a. |
| 70.01 - 80% LVR | 8.54% p.a. | 8.64% p.a. | 8.54% p.a. | 8.64% p.a. | 8.84% p.a. | 8.94% p.a. | 8.84% p.a. | 8.94% p.a. |
| 80.01 - 85% LVR | 9.04% p.a. | 9.15% p.a. | N/A | N/A | 9.34% p.a. | 9.44% p.a. | 9.34% p.a. | 9.44% p.a. |

ASSIST

| | | | | | | | | |
|-----------------|-------------|-------------|------------|------------|-------------|-------------|-------------|-------------|
| ≤70% LVR | 9.44% p.a. | 9.55% p.a. | 9.44% p.a. | 9.55% p.a. | 9.74% p.a. | 9.84% p.a. | 9.74% p.a. | 9.84% p.a. |
| 70.01 - 80% LVR | 9.54% p.a. | 9.65% p.a. | 9.54% p.a. | 9.65% p.a. | 9.84% p.a. | 9.94% p.a. | 9.84% p.a. | 9.94% p.a. |
| 80.01 - 85% LVR | 10.04% p.a. | 10.15% p.a. | N/A | N/A | 10.34% p.a. | 10.45% p.a. | 10.34% p.a. | 10.45% 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.