

Product overview

The Resimac Specialist **Alt Doc** product has been specifically tailored to suit the needs of self-employed borrowers who fall outside traditional mortgage insurance and 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 reached their exposure with mortgage insurers.

Key criteria

- No limit on the number of debts that can be consolidated
- Available for refinance including non-conforming, private, solicitor and business loans
- Child support (children 13 and under) and Family A & 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
- Defaults under \$2,000 accepted
- 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 exceptions basis
- 100% Offset available

| | 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 more than 2 years ago | Current, but entered less than 2 years ago |
| Alt Doc income requirements | Accountants letter or 6 months BAS or 3 months business bank statements | 6 months BAS or 3 months business bank statements or Accountant letter (for $\leq 75\%$ LVR) | 6 months BAS or 3 months business bank statements |
| ABN Registration | 12 months | 6 months | 6 months |
| GST Registration | 12 months | 6 months | 6 months |

Features

- ✓ 100% offset available
- ✓ Rate based on security type, not loan purpose
- ✓ Choice of income verification options
- ✓ Defaults under \$2,000 accepted
- ✓ End-to-end digital process
- ✓ Debt consolidation including ATO debts

Product specifications

| Loan purpose | O/O | INV | Max. LVR |
|--|-----|-----|----------|
| Purchase | ✓ | ✓ | 90% |
| Refinance - including business purpose, non-conforming private and solicitor loans | ✓ | ✓ | 85% |
| Cash out - unlimited cash out for any worthwhile purpose | ✓ | ✓ | 80% |
| Debt consolidation - including ATO debts, no limit on number of debts | ✓ | ✓ | 85% |
| Business purpose - incl. working capital & purchase of business equipment | ✓ | ✓ | 80% |

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

| Loan term and repayment types | | Min. | Max. | Max. LVR |
|--------------------------------|---|------|------|----------|
| Principal and interest | ✓ | 15 | 30 | 90% |
| Interest only - owner occupied | ✓ | 1 | 5 | 80% |
| Interest only - investment | ✓ | 1 | 5 | 90% |

Interest rate options

| | | | |
|-----------|---|--------|---|
| Variable: | ✓ | Fixed: | ✗ |
|-----------|---|--------|---|

Security

Completed dwellings only. No construction and no vacant land. Where the security property is located in the ACT, or is a unit / apartment in any state or territory, additional postcode and LVR restrictions may apply (except SA and TAS). See [Acceptable Property Location Guide](#) for more information.

Lenders Mortgage Insurance

Not required. Risk Fee applies - see following table under "Fees & Charges". Risk Fee can be capitalised to max LVR of 90% (note: capitalisation of Risk Fee does not alter the original LVR for interest rate purposes).

Loan amounts

Minimum loan amount

\$50,000

Maximum loan amounts

| | Specialist Clear | | | Specialist Plus | | | Specialist Assist | | |
|---------------|------------------|---------|--------|-----------------|---------|--------|-------------------|--------|--------|
| | CAT. A | CAT. B | CAT. C | CAT. A | CAT. B | CAT. C | CAT. A | CAT. B | CAT. C |
| Up to 65% LVR | \$2.5m | \$2.0m | \$500k | \$1.5m | \$1.25m | \$500k | \$1.0m | \$750k | \$500k |
| 65% - 70% LVR | \$2.0m | \$1.75m | \$500k | \$1.5m | \$1.25m | \$500k | \$1.0m | \$750k | \$500k |
| 70% - 75% LVR | \$1.75m | \$1.5m | - | \$1.5m | \$1.25m | - | \$1.0m | \$750k | - |
| 75% - 80% LVR | \$1.25m | \$1.0m | - | \$1.0m | \$750k | - | \$750k | \$500k | - |
| 80% - 85% LVR | \$1.0m | \$750k | - | \$750k | \$400k | - | \$500k | - | - |
| 85% - 90% LVR | \$750k | - | - | - | - | - | - | - | - |

Repayment frequency

| | Variable | Method and limit | Repayment type |
|-----------------------|----------|-----------------------------------|-------------------------------------|
| Weekly | ✓ | Direct Debit, Direct Credit, BPAY | Principal & Interest |
| Fortnightly | ✓ | Direct Debit, Direct Credit, BPAY | Principal & Interest |
| Monthly | ✓ | Direct Debit, Direct Credit, BPAY | Principal & Interest, Interest Only |
| Additional repayments | ✓ | Direct Debit, Direct Credit, BPAY | - |

Redraw facility

| Variable: | ✓ |
|---------------------------|--|
| Method | Fees |
| Internet and phone redraw | Min. \$100 per day Max. \$20,000 per day \$0 |
| Manual redraw | Min. \$100 Max. is the balance available \$26 |

Loan statements

Six monthly

Loan increases

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

| Fees and charges | |
|----------------------------|---|
| Application fee | Nil |
| Valuation fee | Valuation fee is payable, at cost - approximately \$330 |
| Ongoing fee | Nil |
| Annual fee | Nil |
| Solicitors fee | Nil |
| Settlement fee | \$949 |
| Discharge / Attendance fee | \$300 per security / \$308 per attendance |

Risk fee:

| LVR | Risk Fee |
|-----------|----------|
| Up to 70% | Waived |
| 70% - 80% | 1.25% |
| 80% - 85% | 1.50% |
| 85% - 90% | 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

| | 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 |
| CLEAR | | | | | | | | |
| ≤70% LVR | 7.69% p.a. | 7.75% p.a. | 7.69% p.a. | 7.75% p.a. | 7.99% p.a. | 8.05% p.a. | 7.99% p.a. | 8.05% p.a. |
| 70.01 - 80% LVR | 7.79% p.a. | 7.85% p.a. | 7.79% p.a. | 7.85% p.a. | 8.09% p.a. | 8.15% p.a. | 8.09% p.a. | 8.15% p.a. |
| 80.01 - 85% LVR | 8.79% p.a. | 8.85% p.a. | N/A | N/A | 9.09% p.a. | 9.15% p.a. | 9.09% p.a. | 9.15% p.a. |
| 85.01 - 90% LVR | 9.49% p.a. | 9.55% p.a. | N/A | N/A | 9.79% p.a. | 9.85% p.a. | 9.79% p.a. | 9.85% p.a. |

| | | | | | | | | |
|-----------------|------------|------------|------------|------------|------------|------------|------------|------------|
| PLUS | | | | | | | | |
| ≤70% LVR | 8.69% p.a. | 8.75% p.a. | 8.69% p.a. | 8.75% p.a. | 8.99% p.a. | 9.05% p.a. | 8.99% p.a. | 9.05% p.a. |
| 70.01 - 80% LVR | 8.79% p.a. | 8.85% p.a. | 8.79% p.a. | 8.85% p.a. | 9.09% p.a. | 9.15% p.a. | 9.09% p.a. | 9.15% p.a. |
| 80.01 - 85% LVR | 9.29% p.a. | 9.35% p.a. | N/A | N/A | 9.59% p.a. | 9.65% p.a. | 9.59% p.a. | 9.65% p.a. |

| | | | | | | | | |
|-----------------|-------------|-------------|------------|------------|-------------|-------------|-------------|-------------|
| ASSIST | | | | | | | | |
| ≤70% LVR | 9.69% p.a. | 9.75% p.a. | 9.69% p.a. | 9.75% p.a. | 9.99% p.a. | 10.05% p.a. | 9.99% p.a. | 10.05% p.a. |
| 70.01 - 80% LVR | 9.79% p.a. | 9.85% p.a. | 9.79% p.a. | 9.85% p.a. | 10.09% p.a. | 10.15% p.a. | 10.09% p.a. | 10.15% p.a. |
| 80.01 - 85% LVR | 10.29% p.a. | 10.35% p.a. | N/A | N/A | 10.59% p.a. | 10.65% p.a. | 10.59% p.a. | 10.65% p.a. |

The comparison rate is calculated on the basis of a loan of \$150,000 over a term of 25 years.

WARNING: 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.