

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 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

Features

- ✓ 100% offset available
- ✓ Rate based on security type, not loan purpose
- ✓ Debt consolidation including ATO debts
- ✓ End-to-end digital process
- ✓ Unlimited cash out for any worthwhile purpose
- ✓ Defaults under \$2,000 accepted

Product specifications			
Loan purpose	O/O	INV	Max. LVR
Purchase	✓	✓	90%
Refinance - including business purpose	✓	✓	90%
Cash out - unlimited cash out for any worthwhile purpose	✓	✓	80%
Debt consolidation - including ATO debts	✓	✓	90%
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:	✗
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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.
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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%	1.00%
80% - 85%	1.25%
85% - 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.

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	7.49% p.a.	7.55% p.a.	7.49% p.a.	7.55% p.a.	7.79% p.a.	7.85% p.a.	7.79% p.a.	7.85% p.a.
70.01 - 80% LVR	7.59% p.a.	7.65% p.a.	7.59% p.a.	7.65% p.a.	7.89% p.a.	7.95% p.a.	7.89% p.a.	7.95% p.a.
80.01 - 85% LVR	8.59% p.a.	8.65% p.a.	N/A	N/A	8.89% p.a.	8.95% p.a.	8.89% p.a.	8.95% p.a.
85.01 - 90% 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.

PLUS

≤70% LVR	8.49% p.a.	8.55% p.a.	8.49% p.a.	8.55% p.a.	8.79% p.a.	8.85% p.a.	8.79% p.a.	8.85% p.a.
70.01 - 80% LVR	8.59% p.a.	8.65% p.a.	8.59% p.a.	8.65% p.a.	8.89% p.a.	8.95% p.a.	8.89% p.a.	8.95% p.a.
80.01 - 85% LVR	9.09% p.a.	9.15% p.a.	N/A	N/A	9.39% p.a.	9.45% p.a.	9.39% p.a.	9.45% p.a.

ASSIST

≤70% LVR	9.49% p.a.	9.55% p.a.	9.49% p.a.	9.55% p.a.	9.79% p.a.	9.85% p.a.	9.79% p.a.	9.85% p.a.
70.01 - 80% LVR	9.59% p.a.	9.65% p.a.	9.59% p.a.	9.65% p.a.	9.89% p.a.	9.95% p.a.	9.89% p.a.	9.95% p.a.
80.01 - 85% LVR	10.09% p.a.	10.15% p.a.	N/A	N/A	10.39% p.a.	10.45% p.a.	10.39% 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.

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.