



Code: PRSLD  
Product type: Residential 80% Lo Doc

# PARAMOUNT

Availability	✓ NSW ACT	✓ VIC	✓ QLD	✓ SA	✓ WA	✓ NT	✓ TAS	✓ ACT
Who is it for?	Purchase or Investment O/O or Investment							
Repayment Type	Weekly, Fortnightly, Monthly							
Repayment Options	Principal & Interest & Interest only							
Loan Term	30 years							
Loan Size	\$25K - \$1.5m per facility. Max loan amount per security \$1m over 60%LVR							
Details	LVR	Max Loan Amount	Rates	Special Notes				
	80%	\$1M	7.33	ABN and GST required for 2 years. Up to 60% max 1.5M				
LMI	As per Genworth Lo Doc 80% (refer LMI calculator)							
Acceptable Income	<u>Income declaration and (accountants letter or 12 months BAS)</u>							
Special Features								
Fees: All fees to establish loan and any ongoing fees	Application Fee	\$395.00 + 1%-2% (Application fee are flexible but will directly affect you commission and is payable at settlement)						
	Commitment Fee	Nil						
	Exit Fees	\$1800 in yr 1 1\$100 yr 2 and \$800 yr three & \$295 +costs discharge fee						
	Legal Fees *	\$275.00	Valuation	\$200 (\$220 for additional)				
	Ongoing Fee	\$300 p.a	Telephone Access	Yes				
Extra Repayments	Acceptable, Unlimited							
Redraw Facility: Minimum redraw amount & Fee	Yes - No min , free							
Statements	Yes - 6 Monthly							
Purpose	✓ Owner Occupied	✓ Vacant Land	✓ Rural Residential (conditions apply)					
	✓ Residential Investment	✓ Construction	✓ Bridging					
Features	X 100% Second Job	X Heritage	X Owner Builder (up to 50% LVR)					
	X 100% Overtime	X LVR > 90%	✓ Owner Occupied					
	✓ Acreage <=10 acres	X Interest Capitalisation	X Permanent Pensions					
	✓ Fortnightly Repayments	✓ Interest Only	X Non Resident (max 80%)					



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X	Car Allowance	✓	Investor	✓	Principal
X	Commercial	X	Maintenance	✓	Redraw
✓	Community Title Case by case	✓	Multiple Accounts	✓	Rural Residential
✓	Construction	✓	Early Discharge Fee	X	Apartments between 40-50 m2
X	DSS Pensions	✓	Mortgage Insurance	✓	Vacant Land
X	Family Allowance	✓	Ongoing Fee	X	100% Offset
X	Serviced Apartments	✓	Duplex	✓	Multiple Units 1 title
X	Resort Complex	X	LMI Capitalised (90% +cap)	✓	Crown Leasehold (ACT)
X	Display homes	✓	Internet Access	✓	Debit consolidation (max 80%)
X	Cash out Unlimited	✓	Refinance (max 80%)		
✓	Non Genuine Saving	X	Personal loan as part Of deposit		

<b>Titles</b>	Torrens, Strata, Crown Leasehold (ACT), Community Title (SA), Company Title					
<b>Zoning</b>	✓ Residential	✓ Rural Res <25acres	X Commercial & Industrial			
<b>Documentation Required</b>	As per application check list (Lo Doc 80%)					
<b>Credit History</b>	Clean credit (some tolerance for small Telco defaults <\$1,000 full doc only)					
<b>Valuation Basis</b>	Market Values API					
<b>Turnaround Time (Days)*</b>	Conditional Approvals	48 Hours	Valuations	2-5 days	Formal Approval	7-10 days
	Documentation	3 days	Settlements	3 days		
<b>Commission Payable to Mortgage Manager</b>	Upfront (TBA)			Trail (TBA)		