



Vast Capital

MORTGAGE MANAGEMENT

VM

LOW DOC

Vast Capital Product

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VM Residential Prime

Credit Parameters

Minimum Loan amount 50m²

Maximum Loan amount \$2,000,000 (up to 60% LVR)

Borrower Type Individuals, Company or Trust

Loan Purpose For owner-occupied and investment purposes:

- Purchase of an existing residential dwelling
- Home Improvement
- Refinance existing mortgage
- Equity Release/Cash Out.
- Debt consolidations (Up to 4 excluding ATO)

Loan Term 15-30 years

Cash Out Up to \$200,000 cash out

Lenders Mortgage Insurance Payable by the borrower if LVR is greater than 60% and can be capitalized to loan amount

Income Documentation (PAYG) Last 2 pay slips plus one of the following:

- Letter of employment
- Latest group certificate / PAYG Summary
- Tax assessment notice
- 3 months bank statements

Income Documentation (Self-Employed)

- 2 year ABN registration
- One accountant letter

Credit History Up to 70% LVR - 2 paid defaults up to \$1,000 repaid at least 6 months ago. Discharged Bankrupts, 2 years from application, Explanation required.

Genuine Savings Not required

Acceptable Security

- Maximum loan amt is less for Cat 2&3
- Residential & rural residential securities in categories 1 - 3.
- Construction up to 2 per title
- Land size to 5 Hectares

Product Features

Interest Only Options	Interest Only, maximum for 5 years
Repayment Frequency	Weekly, Fortnightly or Monthly (IO is only monthly)
Free electronic link to all major credit cards e.g. Visa MasterCard & AMEX	Select “minimum”, “set repayments” or “clear in full” and nominate your e-BSB 037-842 and new Account # as soon as the new loan settles
Repayment Method	Direct Debit from nominated bank account
Additional Repayments	Unlimited for variable loans, capped to \$20,000 p.a. for fixed rates
Loan Splits	2 splits
Offset Sub-Account	Full functionality available per split (frozen during construction)
Redraw	Unlimited & no minimum online access
Transaction Facilities	<ul style="list-style-type: none"> ● Online ● ATM ● Redraw Facility ● EFTPOS ● BPAY ● Direct Debit

Product Fees

Fees	Discription	Amount
Valuation Fee	Metro Sydney, Newcastle, Melbourne & Brisbane \$0 – 1M	\$300*
	Metro Sydney, Newcastle, Melbourne & Brisbane over \$1M	\$495*
	Others	TBA
Application Fee	Payable at settlement	\$950
Solicitor Documentation Fee	Preparation and execution of consumer loan contract	At cost
Lenders Mortgage Insurance	Payable by the borrower if LVR is greater than 60%.	Genworth LMI
Annual Fee	Annual Fee	\$395
Discharge Fee	Per Loan	\$500

* Indicative amount only. Actual cost is on a case by case basis and payable by client.

VM Residential Near Prime

Credit Parameters

Minimum Loan amount	40m ²
Maximum Loan amount	\$2,000,000 (up to 60% LVR)
Borrower Type	Individuals, Company or Trust, 6 months SE professionals
Loan Purpose	For owner-occupied and investment purposes: <ul style="list-style-type: none"> ● Purchase of an existing residential dwelling ● Home Improvement ● Refinance existing mortgage ● Equity Release/Cash Out
Loan Term	15-30 years
Cash Out	Up to \$100,000, unlimited with evidence for personal, investment or business
Lenders Mortgage Insurance	Payable by the borrower if LVR is greater than 60% and can be capitalized to loan amount
Income Documentation (PAYG)	Last 2 pay slips plus one of the following: <ul style="list-style-type: none"> ● Letter of employment ● Latest group certificate / PAYG Summary ● Tax assessment notice ● 3 months bank statements
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> ● 2 year ABN registration ● One accountant letter
6 months SE professionals	<ul style="list-style-type: none"> ● 6 months ABN registration supported by 3 months BAS ● Last 2 years tax return
Credit History	Up to 70% LVR - 2 paid defaults up to \$1,500 repaid at least 6 months ago. Discharged Bankrupts, 2 years from application, Explanation required. Up to 1 month in arrears, maintaining good conduct for at least 3 months Up to 2 months in arrears, maintain good conduct for at least 6 months
Genuine Savings	Not required
Debt Consolidation	Unlimited number of debts including ATO to 50% of loan value.
Acceptable Security	<ul style="list-style-type: none"> ● Maximum loan amt is less for Cat 2&3 ● High density apartments accepted ● Residential & Commercial Combo ● Construction up to 3 per title ● Serviced apartments to 70% LVR ● Residential & rural residential securities in categories 1 - 3. ● Cat 1 Vacant Residential Land to 80% LVR (capped to \$500,000 & 5.0 Hectares)

Product Features

Interest Only Options	Interest Only, maximum for 5 years
Repayment Frequency	Weekly, Fortnightly or Monthly (IO is only monthly)
Free electronic link to all major credit cards e.g. Visa MasterCard & AMEX	Select “minimum”, “set repayments” or “clear in full” and nominate your e-BSB 037-842 and new Account # as soon as the new loan settles
Repayment Method	Direct Debit from nominated bank account
Additional Repayments	Unlimited for variable loans, capped to \$20,000 p.a. for fixed rates
Loan Splits	10 splits
Offset Sub-Account	Full functionality available per split (frozen during construction)
Redraw	Unlimited & no minimum online access
Transaction Facilities	<ul style="list-style-type: none"> ● Online ● ATM ● Redraw Facility ● EFTPOS ● BPAY ● Direct Debit

Product Fees

Fees	Discription	Amount
Valuation Fee	Metro Sydney, Newcastle, Melbourne & Brisbane \$0 – 1M	\$300*
	Metro Sydney, Newcastle, Melbourne & Brisbane over \$1M	\$495*
	Others	TBA
Application Fee	Payable at settlement	\$950
Solicitor Documentation Fee	Preparation and execution of consumer loan contract	At cost
Lenders Mortgage Insurance	Payable by the borrower if LVR is greater than 60%.	Genworth LMI
Annual Fee	Annual Fee	\$395
Discharge Fee	Per Loan	\$500

* Indicative amount only. Actual cost is on a case by case basis and payable by client.

VM Residential Specialist

Credit Parameters

Minimum Loan amount 35m²

Maximum Loan amount \$2,000,000 (up to 60% LVR)

Borrower Type Individuals, Company or Trust

Loan Purpose For owner-occupied and investment purposes:

- Purchase of an existing residential dwelling
- Home Improvement
- Refinance existing mortgage
- Equity Release/Cash Out.

Loan Term 15-30 years

Cash Out Up to \$200,000, unlimited with evidence for personal, investment or business

Lenders Mortgage Insurance Payable by the borrower if LVR is greater than 60% and can be capitalized to loan amount

Income Documentation (PAYG) Last 2 pay slips plus one of the following:

- Letter of employment
- Latest group certificate / PAYG Summary
- Tax assessment notice
- 3 months bank statements

Income Documentation (Self-Employed)

- 2 year ABN registration
- One accountant letter

6 months SE professionals

- 6 months ABN registration supported by 3 months BAS
- Last 2 years tax return

Credit History Single life event landing the borrower to not being able to meet obligations. Council rates arrears can be paid out at settlement

Genuine Savings Not required

Debt Consolidation Unlimited number of debts including ATO to 50% of loan value.

Acceptable Security

- Maximum loan amt is less for Cat 2&3
- High density apartments accepted
- Retirement village accepted
- Construction up to 4 per title (case by case)
- Close to power lines (away from edge at least 50m)
- Residential & rural residential securities in categories 1 – 3
- Cat 1 Vacant Residential Land to 80% LVR (capped to \$500,000 & 10 Hectares)

Product Features

Interest Only Options	Interest Only, maximum for 5 years (Owner Occupied Interest only)
Repayment Frequency	Weekly, Fortnightly or Monthly (IO is only monthly)
Free electronic link to all major credit cards e.g. Visa MasterCard & AMEX	Select “minimum”, “set repayments” or “clear in full” and nominate your e-BSB 037-842 and new Account # as soon as the new loan settles
Repayment Method	Direct Debit from nominated bank account
Additional Repayments	Unlimited for variable loans, capped to \$20,000 p.a. for fixed rates
Loan Splits	2 splits
Offset Sub-Account	Full functionality available per split (frozen during construction)
Redraw	Unlimited & no minimum online access
Transaction Facilities	<ul style="list-style-type: none"> ● Online ● ATM ● Redraw Facility ● EFTPOS ● BPAY ● Direct Debit

Product Fees

Fees	Discription	Amount
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Application Fee	Payable at settlement	\$950
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Annual Fee	Annual Fee	\$395
Discharge Fee	Per Loan	\$500

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VM LOW DOC INTEREST RATE

Owner Occupied Home Loans (P&I Only)

Product Type	LVR	850k
Special	≤60%	5.09%
Prime	≤60%	5.19%
Near Prime	≤60%	5.69%
Specialist	≤60%	5.84%

Investment Home Loans

Product Type	LVR	≤ 850k P&I	≤ 850k IO
Special	≤60%	5.34%	5.69%
Prime	≤60%	5.44%	5.79%
Near Prime	≤60%	5.94%	6.29%
Specialist	≤60%	6.09%	6.44%

Valuation Fee - Case by Case (Valex)

Application Fee - \$950

Annual Fee - \$395

Settlement Fee - \$150

Discharge Fee - \$500

Terms, conditions and eligibility criteria apply. The information provided is accurate as of the issue date and is subject to change without notice.