



Vast Capital

MORTGAGE MANAGEMENT

Variable Rate Full Doc Non Resident Home Loan

The Variable Rate Full Doc Non Resident Home Loan is aimed at those looking for simplicity and flexibility with their residential property purchase. The Variable Rate Full Doc Non Resident Home Loan comes with a 100% offset account and redraw facility. It allows flexible lump sum payments and higher loan repayments. This loan is perfect for non-resident borrowers.

Key Features

- 100% offset account available
- Loans up to 75% LVR

Product Overview

Maximum Loan Amount	Single Security
Sydney and Melbourne Metro locations	\$1,500,000 ≤ 70% LVR
	\$1,250,000 ≤ 75% LVR
Inner-City and Metro locations	\$900,000 ≤ 75% LVR
Non-Metro (Regional) locations	\$500,000 ≤ 70% LVR
Loan to Value Ratio	Up to 75% based on loan size and property location (see above)
Exceptions	
** < 40sqm – Max LVR 55%	** ≥ 45sqm & < 50sqm with carpark space – Max LVR 65%
** ≥ 40sqm & < 50sqm – Max LVR 60%	** Cash Out – Max LVR 60%
** No carpark space – Max LVR 60%	** WA & TAS locations – Max LVR 65%
Loan Term	30 Years
Loan Options	Principal & Interest and Interest Only Interest Only not available above 65% LVR Maximum Interest Only period 3 years
Variable Interest Rate	4.98% per annum (up to 65% LVR) 5.28% per annum (greater than 65% LVR) 0.50% Interest Only loading applies
Loan Purpose	Purchase, Refinance or Equity Release of a residential property

Acceptable Securities	Inner City, Metro & Non-Metro only (see acceptable postcode list)
Borrower Type	Salary & Wage Earners (PAYG equivalent) and Self Employed
Income Verification	PAYG and Self-Employed (Full Documentation)
Credit History	Clear Credit History
Equity	Non Resident loans require a minimum of 25% deposit
Split Loans	Available. Split your loan into more than one portion
Redraw	Available
Credit Increase	Not available
Repayment Frequency	Principal & Interest loans – weekly, fortnightly and monthly repayments. Interest Only – Monthly repayments only. Payments can be automatically debited from the offset account.
Voluntary Repayments	Extra repayments can be made at any time without penalty
Transaction Fees	Free unlimited transactions <ul style="list-style-type: none"> • Internet Banking • BPay • Direct Debit / Salary Crediting

Set Up Fees

Service Fee	\$2,750 (payable before case submission)						
Application Fee	0.33% (payable at settlement)						
Establishment Fee	1.00% (payable at settlement) <i>** Lease Doc and Alternative Doc – 1.75% Establishment Fee applies</i>						
Settlement Fee	\$550 (payable at settlement)						
Lenders Risk Fee	Loan Amt / LVR Matrix	≤ 55%	≤ 60%	≤ 65%	≤ 70%	≤ 75%	> 75%
	≤ \$499,999	0.90%	1.10%	1.30%	1.50%	1.70%	1.90%
	≤ \$749,999	1.10%	1.30%	1.50%	1.70%	1.90%	2.10%
	≤ \$999,999	1.30%	1.50%	1.70%	1.90%	2.10%	2.30%
	> \$999,999	1.50%	1.70%	1.90%	2.10%	2.30%	2.50%
Solicitor Documentation Fee	At Cost (\$330 solicitors cost plus government fees & charges)						
Annual Facility Fee	\$499 p.a.						
Discharge Fee	\$795 plus 3rd party costs						