

FULL DOC LOAN (METRO)

The **Full Doc loan** is primarily designed for borrowers (individuals or companies) that seek funding up to **\$3,000,000** per security, maximum exposure **\$3,000,000** per borrower/group and:

- ┆ Are currently employed and are subject to PAYG taxation;
- ┆ Have been self-employed, or full time investors, for at least the past two years

PRODUCT:	Full Doc Loan	
LOAN TERM:	Up to 40 Years	
MAXIMUM LOAN SIZE	\$3,000,000	MINIMUM LOAN SIZE \$50,000
ACCEPTABLE LOAN PURPOSE	Max LVR	Max Loan Amount
PURCHASE/CONSTRUCT – OWNER OCCUPIED	100%	\$500,000
	90%	\$1,500,000
	80%	\$3,000,000
PURCHASE/CONSTRUCT – INVESTMENT	95%	\$500,000
	90%	\$1,500,000
	80%	\$3,000,000
REFINANCE, DEBT CONSOLIDATION, EQUITY RELEASE OR BUSINESS PURPOSES	95%	\$500,000
	90%	\$1,500,000
	80%	\$3,000,000
VACANT LAND	90%	\$600,000
	80%	\$1,500,000
ELIGIBLE BORROWERS		
PAYG Borrowers	Loans > \$500,000 and/or LVR > 85%	Minimum probationary period completed and 12 months employment history in same industry
	Loans ≤ \$500,000 and/or LVR ≤ 85%	Minimum probationary period completed and 6 months employment history in same industry
Self Employed Borrowers	All Loans	Minimum 2 years self employment in same business or industry with Australian Business Number (ABN) registered for a minimum 12 months
CREDIT QUALITY	VEDA Advantage report to be clear of any default in the past 6 months Paid defaults to non financial institutions accepted to a maximum of \$1,500 in the last 3 years, with none in the past 6 months Judgments/Writs/Bankruptcy and unpaid defaults not acceptable Maximum 2 times 30 day late payments within the past 6 months accepted for credit cards only	
REPAYMENT OPTIONS:	Principal and Interest to 100% LVR Interest Only up to 10 Years, then converting to P & I up to 95%	
VALUATION TYPE	Full valuation required – with exception of 'Easy Increase' Policy	
REPAYMENT FREQUENCY:	Weekly, Fortnightly and Monthly	
REPAYMENT METHOD:	Direct Debit, B _{PAY} , Direct Salary Crediting	
REDRAW:	Borrowers have the ability to utilise the unlimited redraw of available credit, at no cost.	
LENDER MORTGAGE INSURANCE (LMI)	LMI is payable by the borrower where the loan amount is greater than \$500,000 and/or the LVR is greater than 80%.	
LMI CAPITALISATION	Permitted. Final LVR including capitalized LMI must not exceed 100%	
FEES	No ongoing fees; No statement fees No redraw fees	
SET-UP COSTS:	No application Fee Valuation fee from \$275 (standard loan and metropolitan areas) Legal documentation fee from \$434.50 (standard loan)	
EARLY REPAYMENT FEE:	3.5 times the Notional Monthly Repayment	

LOAN PURPOSES:

- ✓ Home and investment property purchases, home improvement and construction, purchase vacant residential land, refinances, off the plan purchases, bridging finance, debt consolidation, equity releases, and business purposes
- ✓ The borrower enjoys the additional benefit of the same rate regardless of the loan purpose.

BENEFITS:

- ✓ No ongoing monthly Fees
- ✓ No establishment fees
- ✓ No statement fees (statements issued twice yearly)
- ✓ Direct access to account manager and customer service department
- ✓ Loan purposes can be for personal and/or business use or a hybrid of both
- ✓ **FREE**- Redraw of available credit (No minimum)
- ✓ **FREE**- Internet account access facility
- ✓ **FREE**- Borrowers can make additional payments at any time without penalty
- ✓ **FREE**- Borrower can switch interest rate options, repayment options or repayment frequency at any time without penalty
- ✓ **FREE**- Loan split facilities up to a maximum of 4 splits with free statements issued for each split
- ✓ **FREE**- Optional Direct Debit, B_{PAY} and Direct Salary Crediting available
- ✓ **FREE**- Interest Only option up to 10 years available

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