

# BETTER CHOICE ASSIST NEAR PRIME CLEAR HOME LOAN



PRODUCT CODE: F555, F565, F570, F575, F580

UPDATED: JUNE 2019

The Better Choice Assist Near Prime Clear Home Loan available with 100% offset account and optional Visa debit card is ideal for customers looking to buy or refinance their home or investment property and/or obtain cash out at the same time for renovations or payment of tax debts.

Offering a competitive rate and flexible features, this home loan has been created to meet the changing needs of Australian borrowers who have not had any major credit impairment or defaults.

## Borrower Suitability

Designed for a broad range of applicants that have a proven track record of responsibly managing their debts, and with genuine and non-genuine savings.

- Minor defaults up to \$500 accepted

<b>Loan Purpose:</b>	<ul style="list-style-type: none"> <li>• Purchase or refinance of owner-occupied or investment property</li> <li>• Debt consolidation for an unlimited number of debts including payout of business and ATO debts (max ATO debt total \$10,000)</li> <li>• Cash out up to 80% LVR for acceptable purposes including renovations and business use</li> <li>• NRAS*</li> </ul>
<b>Loan Requirements:</b>	<p>Last 2 pay slips <b>plus one</b> of the following:</p> <ul style="list-style-type: none"> <li>• Letter of employment</li> <li>• Tax assessment notice</li> <li>• Latest group certificate</li> <li>• 3 months bank statements</li> </ul> <p>Self-employed:</p> <ul style="list-style-type: none"> <li>• Last 2 years tax returns</li> <li>• Last 2 years tax assessment notices</li> </ul>
<b>Loan Amount:</b>	<p>Minimum: \$50,000 Maximum: \$1,500,000</p>
<b>Loan to Value Ratio:</b>	80% maximum
<b>Term:</b>	<p>Minimum: 10 years Maximum: 30 years</p>
<b>Interest Rate Type:</b>	Variable
<b>LMI:</b>	No LMI required (Lenders Risk Fee applicable)
<b>Repayments:</b>	<ul style="list-style-type: none"> <li>• Principal &amp; Interest</li> <li>• Interest Only (max 5 years)</li> </ul>
<b>Repayment Method:</b>	<ul style="list-style-type: none"> <li>• Direct Debit</li> <li>• BPAY®</li> </ul>
<b>Loan Access:</b>	<ul style="list-style-type: none"> <li>• Online/Phone banking</li> <li>• Customer Service</li> <li>• ATM</li> <li>• Redraw Facility</li> <li>• Direct Debit</li> <li>• BPAY</li> <li>• Visa Debit Card (including payWave)</li> </ul>

<b>Loan Features:</b>	<p>100% offset account with optional Visa debit card</p> <p>Free additional payments are allowed</p> <p>Free internet and telephone transacting.</p> <p>Option to have up to 3 splits*</p>
<b>Ongoing Fees:</b>	\$15 per month account keeping fee
<b>Transaction Fees:</b>	<p>Free redraw via internet banking (minimum \$50)</p> <p>Free redraw via customer service (minimum \$1,000)</p> <p><b>100% Offset Account Fee FREE</b></p> <p>BPAY®, Westpac Group ATMs including Bank of Melbourne and Challenger Bank ATMs.</p>
<b>Application Fee:</b>	\$0
<b>Settlement Fees:</b>	<ul style="list-style-type: none"> <li>• Solicitors Fees: \$440</li> <li>• Loan Processing Fee: Nil</li> <li>• Title Insurance: \$400</li> <li>• Settlement Fee: \$1050</li> </ul>
<b>Other Fees:</b>	<ul style="list-style-type: none"> <li>• Valuation Fee: At Cost</li> <li>• Risk Fees apply: See Fees and Charges for Risk Fee table, refer to your Loan contracts, or contact your BDM for details.</li> </ul>
<b>Other:</b>	<p>Residential securities in categories 1 &amp; 2* with a maximum land size of 25 acres (10 hectares)</p> <p>Vacant land up to 65% LVR to a maximum loan size of \$650,000 (residential only in categories 1 &amp; 2 up to 2.5 acres)</p> <p>Restriction on units within high density post codes apply. Unit blocks cannot comprise of more than 35 units when located within a high density postcode (please contact us for more information)</p> <p>For units &lt;1 year old max LVR is 75%</p>

\* Conditions Apply.

Note: Rates & Fees displayed are starting from and are provided as an indication only. Fees shown exclude Government Searchers, Fees, Stamp Duties and Solicitor Outlays. The fees shown are indicative, additional fees may be applicable. The fees shown are for basic loans, additional fees may be applicable for more complex loans. Information is for broker use only and not intended for consumer advertising purposes. Information is correct at time of publishing and is subject to change. All fees include GST.

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