

BETTER CHOICE ASSIST SPECIALIST HOME LOAN



95% MAX LVR - 100% OFFSET ACCOUNT

PRODUCT CODE: F555, F565, F570, F575, F580, F585, F590, F595

UPDATED: JUNE 2019

The Better Choice Assist Specialist Home Loan available with 100% offset account with optional Visa debit card is designed for people who appreciate flexibility in assessing their loan application. It has been developed in response to the growing number of prime customers who want a mortgage but are excluded by the big lenders because they fail an automated credit scoring decision. This home loan makes it easier for customers to purchase or refinance their home or an investment property, consolidate their debts, or raise working capital for business purposes. It even provides a solution for customers who have had past credit problems and has no genuine savings.

Borrower Suitability

The Better Choice Assist Specialist Home Loan is a full documentation loan available to a broad range of applicants which considers each borrower's unique circumstances, rather than simply being based on a credit score.

- Minor defaults up to \$1,000 accepted
- Unlimited defaults and judgments > \$1,000, registered > 12 months (paid or unpaid)
- <1 months mortgage arrears (within last 6 months)
- Discharged from bankruptcy (1 day accepted)

Loan Purpose:	<ul style="list-style-type: none"> • Purchase or refinance of owner-occupied or investment property • Unlimited debt consolidation • Cash out up to 85% LVR • Purchases up to 95% LVR with credit impairment • Payment of tax debts • NRAS*
Loan Requirements:	<p>Last 2 pay slips plus one of the following:</p> <ul style="list-style-type: none"> • Letter of employment • Tax assessment notice • Latest group certificate • 3 months bank statements <p>Self-employed:</p> <ul style="list-style-type: none"> • Last 2 years tax returns • Last 2 years tax assessment notices
Loan Amount:	<p>Minimum: \$50,000 Maximum:</p> <ul style="list-style-type: none"> • \$2,500,000 (up to 55% LVR) • \$2,500,000 (up to 65% LVR) • \$2,000,000 (up to 70% LVR) • \$1,750,000 (up to 75% LVR) • \$1,250,000 (up to 80% LVR) • \$750,000 (up to 85% LVR) • \$750,000 (up to 90% LVR) • \$650,000 (up to 95% LVR)
Loan to Value Ratio:	<p>Maximum 95% for purchases only Maximum 85% for all other loans purposes</p>
Term:	<ul style="list-style-type: none"> • Minimum: 10 years • Maximum: 40 years • Interest Only not available >30 years
Interest Rate Type:	Variable
LMI:	No LMI required (Lenders Risk Fee applicable)
Repayments:	<ul style="list-style-type: none"> • Principal & Interest • Interest Only (max 5 years)

Repayment Method:	<ul style="list-style-type: none"> • Direct Debit • BPAY®
Loan Access:	<ul style="list-style-type: none"> • Online/Phone banking • Customer Service
Loan Features:	<ul style="list-style-type: none"> • 100% offset account with optional Visa debit card • Free additional payments are allowed • Free internet and telephone transacting.
Ongoing Fees:	<ul style="list-style-type: none"> • \$15 per month account keeping fee
Transaction Fees:	<p>Free redraw via internet banking (minimum \$50) Free redraw via customer service (minimum \$1,000)</p> <p>100% Offset Account Fee FREE BPAY®, Westpac Group ATMs including Bank of Melbourne and Challenger Bank ATMs.</p>
Application Fee:	<ul style="list-style-type: none"> • \$0
Settlement Fees:	<ul style="list-style-type: none"> • Solicitors Fees: \$440 • Loan Processing Fee: Nil • Title Insurance: \$400 • Settlement Fee: \$1050 • Hard caps apply to 85%, 90% and 95% LVR • Hard caps apply to 80% LVR for Jumbo loans
Other Fees:	<ul style="list-style-type: none"> • Valuation Fee: At Cost
Other:	<p>Maximum of 3 splits*</p> <p>Residential securities in categories 1-4* with a maximum land size of 25 acres (10 hectares)</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 <1 year old max LVR is 75%</p>
* SPECIALIST PROMOTION *	
<p>Reduced Interest Rates on ALL Near Prime / Specialist products for a limited time (excl. Near Prime Clear). Contact your BDM for details. Expires 31/07/19</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.

Better Choice Home Loans Pty Ltd

Phone: 1300 334 336 | Fax: 1300 434 336 | Email: info@betterchoice.com.au | Website: www.betterchoice.com.au

Office: 63 Davenport Street, Southport QLD 4215 | Postal: PO Box 10450, Southport QLD 4215

Australian Credit Licence: 378333

ABN: 79 095 728 868