

# Lo Doc 60 Line of Credit



Effective: 19th February 2007

General Features	
General Description	<ul style="list-style-type: none"> <li>- Evergreen revolving Line of Credit</li> <li>- A Line of Credit Lo Doc loan for borrowers requiring less income documentation than standard loans</li> <li>- Lenders Mortgage Insurance is required for loans over 60% LVR</li> </ul>
Target Market	<ul style="list-style-type: none"> <li>- Self-employed individuals/companies operating at least 2 years who do not have sufficient documentation to support standard loan application</li> <li>- PAYG applicants must have at least one self-employed borrower</li> </ul>
Product Benefits	
<ul style="list-style-type: none"> <li>• Low rate for the life of the loan</li> <li>• No ABN required</li> <li>• No financials required</li> <li>• Complex deals made easy</li> <li>• No income / employment verification for PAYG borrowers</li> <li>• Easy access to redraw – Internet (personal borrowers only) &amp; Telephone banking, BPay</li> <li>• Repayments flexibility – salary crediting, direct debit, cheque / cash deposits, direct credit eg. rent</li> <li>• Switch to full doc loans anytime with full financials</li> <li>• Repayment holiday - no repayment required if loan balance is under account limit</li> <li>• Easy access to funds – EFTPOS, ATM, Cash advance, chequebook, Internet &amp; Telephone Banking, BPay</li> <li>• No interest payable on Visa until balance is swept to core account</li> <li>• Repayment flexibility – salary crediting, Direct Debit, Cheque / cash deposits, direct credit (eg. rent) etc</li> <li>• May be linked to any other Lo Doc product</li> <li>• No need for external bank accounts.</li> <li>• One of the best products available for debt minimisation</li> </ul>	
Product Features	
Loan Purpose	To purchase or refinance residential property: <ul style="list-style-type: none"> <li>- Owner-occupied</li> <li>- Other personal and Investment purposes</li> </ul> No construction loans
Eligible Borrowers	<ul style="list-style-type: none"> <li>- Personal borrowers only</li> <li>- Retirees, Companies and Trusts are not eligible</li> </ul>
Loan Term	<ul style="list-style-type: none"> <li>- Evergreen</li> <li>- The lender may terminate this facility at any time upon not less than 30 days notice to the borrower.</li> </ul>
Interest Only period	<ul style="list-style-type: none"> <li>- Whole term of loan</li> </ul>

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Repayment Type	- Interest Only
Repayment Frequency	- Interest Only direct debit must be Monthly - Interest maybe capitalised to 100% of limit before interest payments are required
Repayment Method	- Direct Debit - Internet & Telephone Banking - Salary Crediting into Lo Doc 60 Line of Credit Core account - Deposit book - Cheque or cash deposits through Westpac, bank of Melbourne or Challenge Bank (using encoded deposit slip)
Minimum Loan	- \$50,000 (or \$25,000 in combination with another loan)
Maximum Loan	- \$1,500,000 total exposure up to 60% LVR - If LMI required - maximum exposure is \$1,000,000 for Genworth or \$800,000 for PMI. See LVR section for further information.
NIVA limit	Minimum :- \$500 Maximum :- - NIVA monthly limit is 3% of total approved Line of Credit limit, or \$10,000, whichever is lower OR - NIVA monthly limit can be calculated at 3% of the TOTAL loan amounts (ie. Line of Credit + other loan limits approved) to a maximum of \$5,000 (Note: this is only allowed when the Line of Credit is at least \$30,000)
Combination Loans	- Available with other Lo Doc 60 products. Cannot be combined with standard products unless full income documentation provided
Withdrawals – Line of Credit CORE account	- Cheque Book - Internet & Telephone Banking Transfers to pre-nominated accounts - Bpay - Manual Transfer requests - EFTPOS & ATM Access using VISA Card
Withdrawals – NIVA account	- Visa card, selecting “Credit” or “Savings” at ATM or EFTPOS - Visa card, at non-EFTPOS Visa merchants - Internet / IVR - Direct debit to an external bank / company (i.e. to pay bills)
Withdrawal Fee	- Unlimited free transactions per month on NIVA - 10 free withdrawals per month on Lo Doc Line of Credit Core account then, \$1.50 per cheque, \$2.00 per Telephone withdrawal.

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Maximum ATM Cash Withdrawal	<p>Depends on:</p> <ul style="list-style-type: none"> <li>- Limit set per day per individual ATM</li> <li>- \$1,000 Limit per day per card (available limit permitting)</li> </ul>
Monthly NIVA repayment	<ul style="list-style-type: none"> <li>- NIVA operates as a separate account, with a separate limit</li> <li>- On first day of each month, NIVA balance sweeps into the Line of Credit Core Account</li> <li>- After monthly sweep into the Line of Credit Core account, available NIVA funds returns to original credit limit (less any transactions posted on the first day of the new month)</li> </ul>
<b>Credit Policy (Refer to Credit Policy Manual for full details)</b>	
Income / Employment Requirements	<ul style="list-style-type: none"> <li>- Borrowers are required to sign a Lo Doc Declaration and state the facility is within their capacity to service and are able to meet most reasonable living expenses without substantial hardship</li> <li>- Self-employed applicants must have been operating for a minimum of 2 years, in order to estimate a reliable income stream</li> <li>- Applications will be accepted from PAYG income borrowers, including full time/part time/contract workers provided they are currently employed and loan has at least one self employed applicant.</li> </ul>
Documents Required	<ul style="list-style-type: none"> <li>- Loan application completed and signed by all borrowers</li> <li>- Income declaration completed and signed by all borrowers</li> <li>- If refinance, 6 months statements of refinanced account</li> </ul>
LVR	<ul style="list-style-type: none"> <li>- Up to and including an LVR of 60%, total exposure \$1,500,000</li> <li>- LVR between 60%-80%, total exposure of \$1,500,000 for Genworth and \$800,000 for PMI</li> </ul>
Mortgage Insurance	<ul style="list-style-type: none"> <li>- LMI mandatory over 60% LVR and up to 80% LVR (in 80% postcode areas)</li> </ul>
Security	<ul style="list-style-type: none"> <li>- 1<sup>st</sup> Registered mortgage residential property only (excludes high density inner city postcodes where LVR is greater than 60%LVR).</li> <li>- No vacant land or “off the plan security”</li> <li>- Borrowers must be mortgagors</li> <li>- 3<sup>rd</sup> party security allowed where debtors are spouse / defacto (only) and mortgagor is one of the debtors</li> <li>- Residential acreage to 10 hectares (25 acres)</li> <li>- Unacceptable securities as per credit policy</li> </ul>
Valuations	<ul style="list-style-type: none"> <li>- All loans require a valuation for all security properties securing the loan.</li> </ul>

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Other Features	
Account Keeping Fees	- No ongoing monthly or annual fee
Additional repayments	Additional payments may be made at any time without any fee or penalty via: <ul style="list-style-type: none"> <li>- Internet &amp; Telephone Banking</li> <li>- Cheque or Cash deposits through Westpac, Bank of Melbourne or Challenge Bank (using an encoded deposit slip)</li> <li>- Direct credit (eg rent)</li> </ul>
Interest calculations	<ul style="list-style-type: none"> <li>- Interest charged monthly and equals the daily interest rate multiplied by unpaid balance at 5pm Sydney time each day of the month</li> <li>- Daily interest rate is the interest rate (annual percentage rate) divided by 365 at 5pm Sydney time each day</li> <li>- Interest is charged only on the principal advanced</li> </ul>
Interest Rate Setting	- Variable rate are based on the official cash rate and may change from time to time
Default Interest	<ul style="list-style-type: none"> <li>- Default interest may apply if the borrower does not pay an amount required to pay us under the loan agreement.</li> <li>- Refer to Terms and Conditions booklet for more details</li> </ul>
Portable	<ul style="list-style-type: none"> <li>- Can switch all or part of the limit to another product subject to product guidelines.</li> <li>- Substitution of security subject to credit assessment</li> </ul>
Statements	<ul style="list-style-type: none"> <li>- Monthly statements for Core account</li> <li>- Monthly statements for NIVA account</li> </ul>
Discharge	<p>On discharge of the loan, the entire balance outstanding must be repaid. Discharge amount includes:</p> <ul style="list-style-type: none"> <li>- Current balance</li> <li>- Unpaid interest estimated to payout date</li> <li>- Unpaid fees and fines</li> <li>- Deferred Establishment Fee (if applicable)</li> <li>- Discharge fee</li> </ul>

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