



**Vast Capital**

MORTGAGE MANAGEMENT

# VM FULL DOC Vast Capital Product

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## VM INTEREST RATE

### Owner Occupied Home Loans

Product Type	Max LVR	Variable Rate		Fixed Rate Terms			
		P&I	IO	1 years	2 years	3 years	5 years
Special*	≤80%	3.19%	N/A	3.11%	3.11%	3.16%	3.31%
Prime	≤95%	3.29%	N/A	3.21%	3.21%	3.26%	3.41%
Near Prime	≤80%	3.79%	N/A	3.71%	3.71%	3.76%	3.91%
Specialist	≤80%	3.94%		3.86%	3.86%	3.91%	4.06%

\*Special for 60% LVR to \$750k or 80% LVR \$500k (P&I Only)

### Investment Home Loans

Product Type	Max LVR	Variable Rate		Fixed Rate Terms (P&I)			
		INV PI	INV IO	1 years	2 years	3 years	5 years
Special*	≤80%	3.44%	N/A	3.21%	3.21%	3.26%	3.41%
Prime	≤90%	3.54%	N/A				
	≤80%		3.89%	3.31%	3.31%	3.36%	3.51%
Near Prime	≤80%	4.04%	4.39%	3.81%	3.81%	3.86%	4.01%
Specialist	≤80%	4.19%	4.54%	3.96%	3.96%	4.01%	4.16%
<b>Investment IO Fixed Rate: 0.25% loadings apply</b>							

\*Special for 60% LVR to \$750k or 80% LVR \$500k (P&I Only)

**Max LVR for INV PI - 90% and for INV IO 80%**

**Construction Admin Fee - \$750**

**Application Fee-\$950**

**Discharge Admin Fee - \$500**

**Settlement Fee - \$150**

**Annual fee - \$395p.a.**

**- Annual fee on all loans with exception of Specials and Prime loans without 100% e-offset account**

Terms, conditions and eligibility criteria apply. The information provided is accurate as of the issue date and is subject to change without notice.

# VM Residential Prime

## Credit Parameters

<b>Minimum Living area</b>	50m <sup>2</sup>
<b>Maximum Loan amount</b>	<ul style="list-style-type: none"> <li>\$5,000,000 (up to 60% LVR)</li> <li>\$3,500,000 (up to 70% LVR)</li> <li>\$2,000,000 (up to 80% LVR)</li> <li>\$1,500,000 (up to 90% LVR)</li> <li>\$1,150,000 (up to 95% LVR for OO Only)</li> </ul>
<b>Borrower Type</b>	Individuals, Company or Trust
<b>Loan Purpose</b>	<p>For owner-occupied and investment purposes:</p> <ul style="list-style-type: none"> <li>● Purchase of an existing residential dwelling</li> <li>● Home Improvement</li> <li>● Refinance existing mortgage</li> <li>● Equity Release/Cash Out.</li> <li>● Debt consolidations (Up to 4 excluding ATO)</li> </ul>
<b>Loan Term</b>	15-30 years
<b>Cash Out</b>	Up to \$200,000 cash out
<b>Lenders Mortgage Insurance</b>	Payable by the borrower if LVR is greater than 80% and can be capitalized to loan amount
<b>Income Documentation (PAYG)</b>	<p>Last 2 pay slips plus one of the following:</p> <ul style="list-style-type: none"> <li>● Letter of employment</li> <li>● Latest group certificate / PAYG Summary</li> <li>● Tax assessment notice</li> <li>● 1 month bank statements</li> </ul>
<b>Income Documentation (Self-Employed)</b>	<ul style="list-style-type: none"> <li>● Last 2 years company tax returns and financial statements</li> <li>● Last 2 years individual tax return and tax assessment notices</li> </ul>
<b>Credit History</b>	Up to 70% LVR - 2 paid defaults up to \$1,000 repaid at least 6 months ago. Discharged Bankrupts, 2 years from application, Explanation required.
<b>Genuine Savings</b>	Not required
<b>Acceptable Security</b>	<ul style="list-style-type: none"> <li>● Maximum loan amt is less for Cat 2&amp;3</li> <li>● Residential &amp; rural residential securities in categories 1 - 3.</li> <li>● Construction up to 2 per title</li> <li>● Land size to 5 Hectares</li> </ul>

## Product Features

Interest Only Options	Interest Only, maximum for 5 years
Repayment Frequency	Weekly, Fortnightly or Monthly (IO is only monthly)
Free electronic link to all major credit cards e.g. Visa MasterCard & AMEX	Select “minimum”, “set repayments” or “clear in full” and nominate your e-BSB 037-842 and new Account # as soon as the new loan settles
Repayment Method	Direct Debit from nominated bank account
Additional Repayments	Unlimited for variable loans, capped to \$20,000 p.a. for fixed rates
Loan Splits	2 splits
Offset Sub-Account	Full functionality available per split (frozen during construction)
Redraw	Unlimited & no minimum online access
Transaction Facilities	<ul style="list-style-type: none"> <li style="width: 50%;">● Online</li> <li style="width: 50%;">● EFTPOS</li> <li style="width: 50%;">● ATM</li> <li style="width: 50%;">● BPAY</li> <li style="width: 50%;">● Redraw Facility</li> <li style="width: 50%;">● Direct Debit</li> </ul>

## Product Fees

Fees	Discription	Amount
Valuation Fee	Metro Sydney, Newcastle, Melbourne & Brisbane \$0 – 1M	\$300*
	Metro Sydney, Newcastle, Melbourne & Brisbane over \$1M	\$495*
	Others	TBA
Application Fee	Payable at settlement	\$950
Solicitor Documentation Fee	Preparation and execution of consumer loan contract	At cost
Lenders Mortgage Insurance	Payable by the borrower if LVR is greater than 80%.	Genworth LMI
Annual Fee	Annual Fee	\$395
Discharge Fee	Per Loan	\$500

\* Indicative amount only. Actual cost is on a case by case basis and payable by client.

# VM Residential Near Prime

## Credit Parameters

<b>Minimum Living area</b>	40m <sup>2</sup>
<b>Maximum Loan amount</b>	<ul style="list-style-type: none"> <li>\$5,000,000 (up to 60% LVR)</li> <li>\$3,500,000 (up to 70% LVR)</li> <li>\$2,000,000 (up to 80% LVR)</li> </ul>
<b>Borrower Type</b>	Individuals, Company or Trust, 6 months SE professionals
<b>Loan Purpose</b>	<p>For owner-occupied and investment purposes:</p> <ul style="list-style-type: none"> <li>● Purchase of an existing residential dwelling</li> <li>● Home Improvement</li> <li>● Refinance existing mortgage</li> <li>● Equity Release/Cash Out</li> </ul>
<b>Loan Term</b>	15-30 years
<b>Cash Out</b>	Up to \$100,000, unlimited with evidence for personal, investment or business
<b>Lenders Mortgage Insurance</b>	Payable by the borrower if LVR is greater than 80% and can be capitalized to loan amount
<b>Income Documentation (PAYG)</b>	<p>Last 2 pay slips plus one of the following:</p> <ul style="list-style-type: none"> <li>● Letter of employment</li> <li>● Latest group certificate / PAYG Summary</li> <li>● Tax assessment notice</li> <li>● 1 month bank statements</li> </ul>
<b>Income Documentation (Self-Employed)</b>	<ul style="list-style-type: none"> <li>● Last 2 years tax returns and financial statements</li> <li>● Last 2 years tax assessment notices</li> </ul>
<b>6 months SE professionals</b>	<ul style="list-style-type: none"> <li>● 6 months ABN registration supported by 3 months BAS</li> <li>● Last 2 years tax return</li> </ul>
<b>Credit History</b>	<p>Up to 70% LVR - 2 paid defaults up to \$1,500 repaid at least 6 months ago. Discharged Bankrupts, 2 years from application, Explanation required.</p> <p>Up to 1 month in arrears, maintaining good conduct for at least 3 months</p> <p>Up to 2 months in arrears, maintain good conduct for at least 6 months</p>
<b>Genuine Savings</b>	Not required
<b>Debt Consolidation</b>	Unlimited number of debts including ATO to 50% of loan value.
<b>Acceptable Security</b>	<ul style="list-style-type: none"> <li>● Maximum loan amt is less for Cat 2&amp;3</li> <li>● High density apartments accepted</li> <li>● Residential &amp; Commercial Combo</li> <li>● Construction up to 3 per title</li> <li>● Serviced apartments to 70% LVR</li> <li>● Residential &amp; rural residential securities in categories 1 - 3.</li> <li>● Cat 1 Vacant Residential Land to 80% LVR (capped to \$500,000 &amp; 5.0 Hectares)</li> </ul>

## Product Features

Interest Only Options	Interest Only, maximum for 5 years
Repayment Frequency	Weekly, Fortnightly or Monthly (IO is only monthly)
Free electronic link to all major credit cards e.g. Visa MasterCard & AMEX	Select “minimum”, “set repayments” or “clear in full” and nominate your e-BSB 037-842 and new Account # as soon as the new loan settles
Repayment Method	Direct Debit from nominated bank account
Additional Repayments	Unlimited for variable loans, capped to \$20,000 p.a. for fixed rates
Loan Splits	10 splits
Offset Sub-Account	Full functionality available per split (frozen during construction)
Redraw	Unlimited & no minimum online access
Transaction Facilities	<ul style="list-style-type: none"> <li style="width: 50%;">● Online</li> <li style="width: 50%;">● EFTPOS</li> <li style="width: 50%;">● ATM</li> <li style="width: 50%;">● BPAY</li> <li style="width: 50%;">● Redraw Facility</li> <li style="width: 50%;">● Direct Debit</li> </ul>

## Product Fees

Fees	Discription	Amount
Valuation Fee	Metro Sydney, Newcastle, Melbourne & Brisbane \$0 – 1M	\$300*
	Metro Sydney, Newcastle, Melbourne & Brisbane over \$1M	\$495*
	Others	TBA
Application Fee	Payable at settlement	\$950
Solicitor Documentation Fee	Preparation and execution of consumer loan contract	At cost
Lenders Mortgage Insurance	Payable by the borrower if LVR is greater than 80%.	Genworth LMI
Annual Fee	Annual Fee	\$395
Discharge Fee	Per Loan	\$500

\* Indicative amount only. Actual cost is on a case by case basis and payable by client.

# VM Residential Specialist

## Credit Parameters

<b>Minimum Living area</b>	35m <sup>2</sup>
<b>Maximum Loan amount</b>	\$5,000,000 (up to 60% LVR) \$3,500,000 (up to 70% LVR) \$2,000,000 (up to 80% LVR)
<b>Borrower Type</b>	Individuals, Company or Trust
<b>Loan Purpose</b>	For owner-occupied and investment purposes: <ul style="list-style-type: none"> <li>● Purchase of an existing residential dwelling</li> <li>● Home Improvement</li> <li>● Refinance existing mortgage</li> <li>● Equity Release/Cash Out.</li> </ul>
<b>Loan Term</b>	15-30 years
<b>Cash Out</b>	Up to \$200,000, unlimited with evidence for personal, investment or business
<b>Lenders Mortgage Insurance</b>	Payable by the borrower if LVR is greater than 80% and can be capitalized to loan amount
<b>Income Documentation (PAYG)</b>	Last 2 pay slips plus one of the following: <ul style="list-style-type: none"> <li>● Letter of employment</li> <li>● Latest group certificate / PAYG Summary</li> <li>● Tax assessment notice</li> <li>● 1 month bank statements</li> </ul>
<b>Income Documentation (Self-Employed)</b>	<ul style="list-style-type: none"> <li>● Last 2 years tax returns and financial statements</li> <li>● Last 2 years tax assessment notices</li> <li>● One year ABN with one year tax returns may be considered</li> </ul>
<b>6 months SE professionals</b>	<ul style="list-style-type: none"> <li>● 6 months ABN registration supported by 3 months BAS</li> <li>● Last 2 years tax return</li> </ul>
<b>Credit History</b>	Single life event landing the borrower to not being able to meet obligations. Council rates arrears can be paid out at settlement
<b>Genuine Savings</b>	Not required
<b>Debt Consolidation</b>	Unlimited number of debts including ATO to 50% of loan value.
<b>Acceptable Security</b>	<ul style="list-style-type: none"> <li>● Maximum loan amt is less for Cat 2&amp;3</li> <li>● High density apartments accepted</li> <li>● Retirement village accepted</li> <li>● Construction up to 4 per title (case by case)</li> <li>● Close to power lines (away from edge at least 50m)</li> <li>● Residential &amp; rural residential securities in categories 1 – 3</li> <li>● Cat 1 Vacant Residential Land to 80% LVR (capped to \$500,000 &amp; 10 Hectares)</li> </ul>

## Product Features

Interest Only Options	Interest Only, maximum for 5 years (Owner Occupied Interest only)
Repayment Frequency	Weekly, Fortnightly or Monthly (IO is only monthly)
Free electronic link to all major credit cards e.g. Visa MasterCard & AMEX	Select “minimum”, “set repayments” or “clear in full” and nominate your e-BSB 037-842 and new Account # as soon as the new loan settles
Repayment Method	Direct Debit from nominated bank account
Additional Repayments	Unlimited for variable loans, capped to \$20,000 p.a. for fixed rates
Loan Splits	10 splits
Offset Sub-Account	Full functionality available per split (frozen during construction)
Redraw	Unlimited & no minimum online access
Transaction Facilities	<ul style="list-style-type: none"> <li style="width: 50%;">● Online</li> <li style="width: 50%;">● EFTPOS</li> <li style="width: 50%;">● ATM</li> <li style="width: 50%;">● BPAY</li> <li style="width: 50%;">● Redraw Facility</li> <li style="width: 50%;">● Direct Debit</li> </ul>

## Product Fees

Fees	Discription	Amount
Valuation Fee	Metro Sydney, Newcastle, Melbourne & Brisbane \$0 – 1M	\$300*
	Metro Sydney, Newcastle, Melbourne & Brisbane over \$1M	\$495*
	Others	TBA
Application Fee	Payable at settlement	\$950
Solicitor Documentation Fee	Preparation and execution of consumer loan contract	At cost
Lenders Mortgage Insurance	Payable by the borrower if LVR is greater than 80%.	Genworth LMI
Annual Fee	Annual Fee	\$395
Discharge Fee	Per Loan	\$500

\* Indicative amount only. Actual cost is on a case by case basis and payable by client.