

Non-Residents Home Loan

Residential home loan available to Non-Residents of Australia



Vast Capital

MORTGAGE MANAGEMENT



**No Risk &
Establishment fee**
Unlimited Cash-out

Principle & Interest

Ongoing rate
6.38% p.a*

Comparison rate
6.97% p.a#

Loan purpose	Purchase, refinance or equity release of owner occupied or investment property.		
Suitable borrowers	Salaried employees, self-employed persons, including non-residents of Australia.		
Repayment types	Principal and interest or interest only.		
Interest rate types	Your choice of a variable rate or a fixed rate for 2 or 3 years.		
Interest only periods	A maximum of 5 years.		
Repayment method	Monthly repayments by direct debit from the borrower's Australian bank account.		
Acceptable security	Apartments, townhouses and houses in all Australian States. 40 - 45sqm: max 50% LVR 45 - 50sqm: max 60% LVR > 50 sqm : max 75% LVR		
Minimum loan	A\$ 150,000	Maximum Loan	A\$1,500,000
Maximum LVR	75%	Maximum loan term	30 years

* Available for new loans ≤\$600,000 and 65% LVR. For loans >\$600,000 or 65% LVR, Standard Rate of 6.48% p.a. applies. For apartments <50sqm, Standard Rate of 6.48% p.a. applies. For Interest Only Repayment loans, additional 0.25% loading to P&I Repayment Interest Rate applies. For Self-employed Alt Doc cases, additional 0.25% loading to P&I Repayment Interest Rate applies. Fees, charges and Terms and Conditions apply.

The comparison rate is based on a secured loan of \$150,000 and a term of 25 years. WARNING: This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.

Income Verification

Employee

1. Brighten template Employment Income Verification Form (signed by employer)
2. 3 months bank statement (within 45 days of assessment)

Self-Employed (Alt Doc)

1. Brighten template Self Employed Income Verification Form (signed by practicing accountant)
2. 6 months personal bank statements (within 45 days of assessment)

Additional income supporting documents will be useful, for example:

- Rental income: lease agreement and 3 months proof of rental income received. (Accepting rental income outside Australia, including China)
- Investment income: 12 months investment fund or share portfolio statements and dividends received. (Accepting investment income outside Australia, including China)

AND

A. Identification

- Certified copy of Passport, AND
- Certified copy of ID card

B. Simplified Personal Credit Report from the country of residence ;

C. Showing funds to complete the purchase (if not yet settled) ;

D. Evidence of security

- Copy of Contract of Sale for purchase ; OR
- Copy of Title, if property is being refinanced (and 6 months mortgage statements), or if property is being secured for equity release

Fees & charges

Pre-assessment	Scenario assessment Service Fee	Complimentary \$1,500 per application
Conditional offer	Application fee	\$ 660
	Valuation and administration fee	\$ 330**
Settlement	Establishment fee	\$0
	Lenders legal fees	\$ 605**
	Risk fee	\$0
Other fees	Settlement fee	\$1550
	Account fee	\$499 p.a
Early repayment fees	Nil, for a variable loan. Break fees may apply for fixed rate loans	
Discharge fees	A\$550, plus lenders legal fees at cost	

** At cost, plus disbursements.

** We may change our rates, fees and charges from time to time

*** Loan ratio *