



Vast Capital

MORTGAGE MANAGEMENT

VS

FULL DOC

Vast Capital Product

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VS Residential Supreme

Credit Parameters

Minimum Loan amount \$100,000

Maximum Loan amount \$2,000,000

Maximum LVR

- 90.01% to 95% for loans up to \$800,000 (including capitalised LMI) Owner Occupied Only
- 80.01% to 90% for loans up to \$1,000,000 Owner Occupied Only
- 70.01% to 80% for loans up to \$1,500,000
- Up to 70% for loans up to \$2,000,000

Borrower Type Individuals, Company or Trust

Loan Purpose For owner-occupied and investment purposes:

- Purchase of an existing residential dwelling
- Home Improvement
- Refinance existing mortgage
- Equity Release/Cash Out.

Loan Term 30-year term

Cash Out No limit on cash out if LVR is < 80%.

Lenders Mortgage Insurance Payable by the borrower if LVR is greater than 80% and can be capitalized to loan amount

Income Documentation (PAYG) Last 2 pay slips plus one of the following:

- Letter of employment
- Latest group certificate / PAYG Summary
- Tax assessment notice

Income Documentation (Self-Employed)

- Last 2 years company tax returns and financial statements
- Last 2 years individual tax return and tax assessment notices

Genuine Savings

- Purchase of Owner-Occupied property - 5% genuine savings required as a minimum deposit for loans with LVR in excess of 90%
- Investment Loan Requires 20% Deposit as a minimum

Acceptable Security

- 1st registered mortgage over residentially zoned properties in Australian cities and major regional centres
- A minimum living area of 50 square metres and up to a maximum land size of 25 acres (10 hectares).
- High density accepted (80 %LVR)
- No vacant land or properties under construction will be acceptable.

Product Features

| | |
|-----------------------|---|
| Interest Only Options | Interest Only, 5 years for loans up to and including 80% LVR (with an additional 5 years IO with lender Approval), auto converting to P&I for remaining years. |
| Interest Calculation | Daily on outstanding balance, charged monthly |
| Repayment Frequency | Weekly, Fortnightly or Monthly (IO is only monthly) |
| Repayment Method | Direct Debit from nominated bank account |
| Additional Repayments | Unlimited for Variable rate Loans only via Direct Salary Credit and BPay credit. |
| Loan Splits | Up to 4 splits allowed |
| Credit Increases | Must be within maximum LVR and loan amount criteria |
| Product Switching | Yes - Fees and charges may apply |
| Loan Portability | Yes - Fees and charges may apply |
| Redraw | Variable Rate Loans Only. Fee free for Internet transaction. Transaction fees apply for re-quests that are manually processed |
| Standard transactions | Repayments from nominated account, Additional repayments from nominated account, Internet access, Direct salary credits, BPay credits and Direct debits. No Phone Access. |

Product Fees

| Fees | Description | Amount |
|-----------------------------|---|--------------|
| Valuation Fee | Metro Sydney, Newcastle, Melbourne & Brisbane \$0 - \$750K | \$220 |
| | Metro Sydney, Newcastle, Melbourne & Brisbane \$750k - \$1.5M | \$440 |
| | Non-Metro NSW, QLD, Vic & SA or properties over \$1.5M | |
| Application Fee | Payable at settlement | \$950 |
| Solicitor Documentation Fee | Preparation and execution of 1 consumer loan contract, 1 security, 2 borrowers (natural persons) | \$385 |
| Lenders Mortgage Insurance | Payable by the borrower if LVR is greater than 80%. | Genworth LMI |
| Annual Fee | Annual Fee – payable at settlement then annually on the anniversary of settlement date each year. Fee is debited directly from loan account. (not applicable to Owner Occupied) | \$120 |
| Settlement fee | Payable at settlement for processing and settling a new loan facility. | \$275 |
| Discharge Fee | Payable for a release of the security once the loan is paid in full. | \$375 |

VS INTEREST RATE

Residential

| Repayment | LVR | Full Doc | | EXPAT | |
|-----------|------|----------------|------------|----------------|------------|
| | | Owner Occupied | Investment | Owner Occupied | Investment |
| P&I | ≤80% | 3.69% | 4.19% | 4.94% | 5.39% |
| | >80% | 4.19% | N/A | N/A | N/A |
| IO | ≤80% | N/A | 4.19% | 5.19% | 5.64% |

Max loan amount \$750k per security

Max LVR for Owner occupied 95%, Investment 80% and EXPAT 70%

Commercial

| Repayment | LVR | Full Doc | Lease Doc |
|-----------|-------------|----------|-----------|
| P&I | ≤55% | 5.61% | 5.91% |
| | 55%<LVR≤65% | 5.91% | 6.21% |
| | 65%<LVR≤70% | 6.26% | 6.56% |
| | 70%<LVR≤75% | 6.61% | N/A |
| IO | ≤55% | 5.86% | 6.16% |
| | 55%<LVR≤65% | 6.16% | 6.46% |
| | 65%<LVR≤70% | 6.51% | 6.81% |
| | 70%<LVR≤75% | 6.86% | N/A |

Valuation Fee - Case by Case (Opteon)

Application Fee - \$950

Legal Fee - \$385

Annual Fee (Investment loan only) - \$120

Settlement Fee - \$275

Discharge Fee - \$375

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