

MMF Lo Doc 60

Effective 30th January 2006

General Features	
General Description	- A variable rate Lo Doc loan requiring less income documentation than standard loans (Does not convert) Mortgage insurance is required for loans over 60% LVR
Target Market	- Self-employed individuals/companies operating at least 2 years who do not have sufficient documentation to support standard loan application - PAYG applicants must have at least one self employed applicant
Product Benefits	
<ul style="list-style-type: none"> • Low repayments for the life of the loan • No ABN required • No financials required • Complex deals made easy • No income / employment verification for PAYG borrowers • Easy access to redraw – Internet & Telephone banking, BPay etc • Repayments flexibility – salary crediting, direct debit, cheque / cash deposits, direct credit eg.rent • Switch to full doc loans anytime with financials 	
Product Features	
Loan Purpose	To purchase or refinance residential property: <ul style="list-style-type: none"> - Owner-occupied - Other personal and Investment purposes No construction loans
Eligible Borrowers	- Personal and company borrowers - Retirees and Trusts are not eligible
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.
Loan Term	- Up to 30 years total loan term
Repayment Type	- Principal & Interest (P & I) - Interest Only (IO)
Interest Only period	- 1,2,3,4, or 5 year interest-only term - Additional interest only term may be approved subject to review
Repayment Frequency	- P& I: Fortnightly or monthly - Interest Only: Monthly
Repayment Methods	- Direct Debit

MMF Lo Doc 60

	<ul style="list-style-type: none"> - Direct Credit (eg rent) - Salary Crediting - Cash or Cheque deposits at any Westpac, Bank of Melbourne or Challenge Bank (using an encoded deposit slip) - Internet or Telephone Banking
Combination Loans	<ul style="list-style-type: none"> - Available with other Lo Doc 60 products. Cannot be combined with standard products unless full income documentation provided
Redraw	<ul style="list-style-type: none"> - Available - No minimum redraw amount if via telephone or internet. \$2,000 minimum if manually requested.
Redraw Fee	<ul style="list-style-type: none"> - P&I – no fee - IO - no fee
Credit Policy (Refer to Credit Policy Manual for full details)	
Income / Employment Requirements	<ul style="list-style-type: none"> - 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 - Self-employed applicants must have been operating for a minimum of 2 years, in order to estimate a reliable income stream. No ABN required!! - Applications will be accepted from PAYG income borrowers, including full time/part time/contract workers provided they are actively employed and loan has at least one self employed applicant
Documents Required	<ul style="list-style-type: none"> - Loan application completed and signed by all borrowers - Income declaration completed and signed by all borrowers - If refinance, 6 months statements of refinanced account
LVR	<ul style="list-style-type: none"> - Up to and including an LVR of 60%, total exposure \$1,500,000 - LVR between 60%-80%, total exposure of \$1,000,000 for Genworth and \$800,000 for PMI
Mortgage Insurance	<ul style="list-style-type: none"> - LMI mandatory over 60% LVR and up to 80% LVR (in 80% postcode areas)
Security	<ul style="list-style-type: none"> - 1st Registered mortgage residential property only (excludes high density inner city postcodes where LVR is greater than 60%LVR). - No vacant land or “off the plan security” - Borrowers must be mortgagors - 3rd party security allowed where debtors are spouse / defacto (only) and mortgagor is one of the debtors - Residential acreage to 10 hectares (25 acres) - Unacceptable securities as per credit policy

MMF Lo Doc 60

Other Features	
Additional repayments	<p>Additional payments may be made at any time without any fee or penalty via:</p> <ul style="list-style-type: none"> - Internet & Telephone Banking - Cheque or Cash deposits through Westpac, Bank of Melbourne or Challenge Bank (using an encoded deposit slip) - Direct Credit (eg rent)
Interest calculations	<ul style="list-style-type: none"> - Interest charge monthly and equals the daily interest rate multiplied by unpaid balance at 5pm Sydney time each day of the month - Daily interest rate is the interest rate (annual percentage rate) divided by 365 at 5pm Sydney time each day - Interest is charged only on the principal advanced
Interest Rate Setting	<ul style="list-style-type: none"> - Variable Rates are based on the official cash rate and may change from time to time.
Broken Period Interest P&I loans	<ul style="list-style-type: none"> - If the drawdown date is not an interest due date (i.e. first of each month), broken period interest is calculated and payable 1st day of the month after settlement. No principal is repaid on the initial broken period repayment.
Default Interest	<ul style="list-style-type: none"> - Default interest may apply if the borrower does not pay an amount required to pay us under the loan agreement. - Refer to Terms and Conditions booklet for more details
Portable	<ul style="list-style-type: none"> - Can switch all or part of the limit to another Lo Doc product subject to product guidelines. - Substitution of security subject to credit assessment
Statements	<ul style="list-style-type: none"> - Quarterly statement for Principal & Interest, (Mar, Jun, Sept and Dec) - Monthly statements for Interest Only
Discharge	<p>On discharge of the loan, the entire balance outstanding must be repaid. Discharge amount includes:</p> <ul style="list-style-type: none"> - Current balance - Unpaid interest estimated to payout date - Unpaid fees and fines - Deferred Establishment Fee (if applicable) - Discharge fee

ING Bank makes no representations or warranties as to the accuracy of any information contained herein. The information herein is subject to change without notice. Fees and charges are payable. Details of these and full details of terms and conditions are available on request by calling 131 688 or at www.ingbank.com.au. ING Bank (Australia) Limited, ABN 24 000 843 292. ING Bank is a Registered Trademark of ING Groep N.V