



Platinum Vacant Land Loan

LOAN PURPOSE:	Purchase, Refinance, Debt consolidation & Cash Out
MINIMUM LOAN AMOUNT:	From \$50,000 to \$600,000
LOAN TERM:	15 to 40 Years
REPAYMENT OPTIONS:	Interest Only Option 1-5 Years Fixed Interest Option 1-5 Years (Full Doc)
FREQUENCY:	Weekly, Fortnightly, Monthly
LOAN FEATURES:	Redraw Split Loan (Unlimited Minimum \$10,000) Dynamic Repayments Inward Direct Debits Inward Direct Credits Internal Portion Transfers Inward Deposit Book Payments Inward BPay Outward 3rd Party Direct Debits Loan Access System/Telephone Banking
MAXIMUM LVR:	90% to \$600,000
LMI CAPITALISATION:	Yes – Maximum 90% LVR (including LMI)
INTEREST IN ADVANCE:	Yes – On Interest Only Loans.
APPLICATION FEE:	\$395
VALUATION FEE:	\$275
ON GOING FEES:	No Monthly Fee No Annual Fee No Administration Fee No Redraw Fee
LMI PREMIUM PAYABLE BY:	Funder: \leq \$500,000.00 or \leq 80% LVR Borrower: $>$ \$500,000.00 or $>$ 80% LVR
PRODUCT PARAMETERS:	<ul style="list-style-type: none">- Only one land security per loan is available.- Vacant Land Loans are not available for property developer i.e. multiple block purchase, in one of more sub-divisions- Land must not be zoned "rural"- Maximum land size of 2.2 hectares' (5 acres)- Security must be fully serviced i.e. water, electricity, sewer.- Security cannot be income producing- Novasure will consider vacant land as collateral security under other loan types. <p>Interest in Advance is only available on loans (or loan portions) that are Interest Only, either Fixed or Variable. This is NOT available on existing fixed rate loans.</p> <ul style="list-style-type: none">• Borrowers may pay interest in advance for a period not exceeding 12 months during any 1 financial year, on an Interest Only loan.• The current interest rate applying to the loan is discounted by 0.10%

- The interest prepayment must be made by June 25 and the tax advantage will be set up by July 15 of each year.
- In the event of an interest rate rise the borrower must resume loan repayments when the lump sum deposit is exhausted.
- Borrower's must complete, sign and return the Tax Advantage Loan Variation Agreement.

DEFERRED ESTABLISHMENT FEES: 1.20% 1ST – 3RD YEAR
0.90% 4TH YEAR
0.60% 5TH YEAR

**This fact sheet provides general information only and is subject to change.
Full details of the loan are set out in the loan agreement.
Conditions, fees & charges apply.
Platinum - Novasure product.**