



Platinum Lo Doc Vacant Land Loan

LOAN PURPOSE:	For refinance or purchase of vacant land
MINIMUM LOAN AMOUNT:	From \$50,000 to \$600,000
LOAN TERM:	From 15 - 30 Years
REPAYMENT OPTIONS:	Interest Only Option 1-5 Years Fixed Interest Option 1-3 Years
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:	80% to \$600,000
LMI CAPITALISATION:	Yes – Maximum 82% LVR (including LMI)
INTEREST IN ADVANCE:	Yes – On Interest Only Loans.
ASSET & LIABILITIES STATEMENT:	Yes
SELF EMPLOYED:	Yes – 2 Years
ABN:	Yes – 2 Years
GST REGISTERED:	Yes
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:	Borrower:
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

Self-employed for 2 years, ABN required for 2 years, Registration for GST is required & Asset & Liabilities statement is required.

Evidence of PAYG income must be obtained & provided if using to service debts

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.

- 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.
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DEFERRED ESTABLISHMENT FEES:

1.40% 1ST – 3RD YEAR

1.05% 4TH YEAR

0.70% 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.**