

## POLICY HIGHLIGHTS

- Owner-occupied (established) purchase up to 98% LVR (inclusive of LMI)
- Investment loans 95% LVR inclusive of LMI (P&I Only)
- \$0 Notional rent if living with family 5 years or more
- Salary Sacrifice - 100% of tax-free income used for servicing
- Single year financials (latest year with 6 months BAS) for self-employed policy
- Exit strategy only required if O/O & over 55 years of age (not required for Investment)
- Full or permanent part-time – probation accepted
- Simplified rental income assessment – 75% of gross rent (inclusive of property expenses, if are <20% of gross rent)
- No statements required for loans listed on Equifax CCR
- 3 month rental ledger in lieu of genuine savings for FHB
- All applications are manually assessed, usually by the one assessor
- Fully assessed pre-approvals with assessment rate locked for 90 days from date of submission

If you have any questions or to workshop a deal, please reach out to your BDM today or visit [brokers.mystate.com.au/contact-us/](https://brokers.mystate.com.au/contact-us/)



## HOME GUARANTEE SCHEME (HGS) PARTICIPATING LENDER

- **Up to 95% LVR with no LMI for First Home Guarantee (FHBG) and Regional First Home Buyer Guarantee (RFHBG)**
- **Up to 98% LVR with no LMI for Family Home Guarantee (FHB)**
- **Available for established properties only (no construction)**
- **Fully assessed pre-approvals accepted (outside usual 2 day SLA)**
- **We offer competitive pricing for these loans**

We understand the importance of Environmental, Social and Governance (ESG) factors to create and sustain long-term value in a rapidly changing world. Details on how we are doing this are described in our Annual Reports [\[mystatebank.com.au\]](https://mystatebank.com.au/annual-reports)

## CASH OUT RULES

- **Up to \$50k:** State purpose of funds requested (if self-employed, full details and break down also needed)
- **\$50k - \$350k:** Purpose of funds, including break-down is required
- **\$100k +:** If for non-structural improvements we require a stat dec
- **\$350k+:** High level detail is required (we will consider if SOA or COS provided)

## SERVICE LEVELS

- **Consistent 2 day SLA for first touch**

## COMPETITIVE PRODUCTS

- Competitive Variable and Fixed Owner-occupied & Investor rates
- \$8pm for 100% offset, one offset per split
- No rate loading for construction or parental guarantees