

## POLICY HIGHLIGHTS

- Owner Occupied purchase 95% LVR plus LMI premium (capped at 98%).
- \$0 Notional rent if living with family 5 years or more, OR \$650 p/m per applicant
- 100% of tax free income used for servicing (Commissions, overtime, bonus and allowances, will be shaded accordingly).
- Single year financials for self-employed policy; requires FY22' Financials and Tax Returns for Personal and Business, also supported by 6 months BAS in current financial year.
- 100% government pensions used for servicing.
- No minimum time in job if we have twelve months consistency in industry/role for permanent positions, **OR** three months in current role.
- Genuine savings required over 90%.
- We'll use rental ledger in lieu of genuine savings for first home buyers.
- Rent paid on time over three months, doesn't need to equal 5% deposit.

## NO CREDIT SCORE DECLINES

**All applications are manually assessed.**

**No auto-declines due to credit score.**

**We'll consider and workshop non-financial Paid Defaults, RHI issues on CCR and Discharged Bankrupts >2 years.**

**Assessment Rate is locked in for 90 days from submission in AOL.**

## CASH OUT RULES

**Up to \$50k: Purpose of funds is required for cash-out up to \$50k (If self-employed, full details and break down also needed).**

**\$50k - \$350k: Purpose of funds, including break-down is required..**

**\$100k: Non-structural improvements more than \$100k require a stat dec. \$350k+: High level detail is required.**

## SERVICE LEVELS

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

## COMPETITIVE RATES

- Competitive Owner Occupied & Investor rates.
- \$8 a month for 100% offset, one offset per split.
- No rate loading for construction or parental guarantees.

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

