



## Perfect + Half-Price Conveyancing

>\$200,000.00

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<b>Description</b>	<p>This product is primarily for borrowers that:</p> <p><b>Individuals</b></p> <ul style="list-style-type: none"> <li>o are currently employed and are subject to PAYG Taxation</li> <li>o have been self employed or full time investors for at least two years</li> <li>o are permanent Australian Citizens or Residents.</li> </ul> <p><b>Corporate Entities</b></p> <ul style="list-style-type: none"> <li>o are currently trading as a a registered Australian Company &amp; subject to company taxation</li> <li>o are a trustee company and acting on behalf of a family trust</li> <li>o are a partnership entity</li> </ul>
<b>Loan Size &amp; Loan to Value Ratio</b>	<p>Mininum Loan Amount for Half-Price* on your Conveyancing is \$200,000</p> <ul style="list-style-type: none"> <li>o 90% LVR for loans up to \$500,000 Australia wide (conditions apply)</li> </ul> <p><b>Line of Credit Facility</b></p> <ul style="list-style-type: none"> <li>o 90% LVR for loans up to \$300,000</li> <li>o 85% LVR for loans \$301,000 to \$500,000</li> </ul> <p><b>Equity Release Loans</b></p> <ul style="list-style-type: none"> <li>o 90% LVR for loans up to \$300,000</li> <li>o 85% LVR for loans from \$301,000 to \$500,000</li> </ul>
<b>Maximum Exposure</b>	<ul style="list-style-type: none"> <li>o no set exposure limit per applicant or associated entity</li> <li>o exposure limits are subject to conditions as set by the Lenders Mortgage Insurers</li> </ul>
<b>Vacant Land</b>	<ul style="list-style-type: none"> <li>o Maximum LVR for vacant land is 80% and is subject to location limits.</li> <li>o Maximum loan size \$350,000 for vacant land</li> <li>o Must have residential zoning</li> <li>o Maximum size 10 hectares (25 acres).</li> </ul>
<b>Loan Purpose</b>	<p>Any Loan will be considered for any worthwhile purpose subject to exclusions as below</p>
<b>Excluded Loan Purposes</b>	<p><u>General Provisions:</u></p> <ul style="list-style-type: none"> <li>o Loans for the repayment of any tax related debt</li> <li>o Loans to repay Director's loans</li> <li>o Loans for the purpose of a new business that will employ the applicant(s)</li> <li>o To refinance an existing loan that is currently in arrears</li> <li>o For working capital or payment of personal or business tax liabilities</li> <li>o loans that are not arm's length transactions</li> </ul>
<b>Acceptable Security Properties</b>	<p><u>General Provisions:</u></p> <ul style="list-style-type: none"> <li>o Properties must be of a residential nature and zoned accordingly</li> <li>o Properties with no more than one residence on title</li> <li>o Properties must be located in Australian cities or major regional centers</li> <li>o Vacant land where residential property construction commences within 12 months of settlement and is completed within 12 months of construction commencing</li> <li>o All standard services must be connected or readily available to the property</li> <li>o All properties must have legal and unrestricted road access</li> </ul> <p><b>Rural Residential (or similar zoned) Properties:</b></p> <ul style="list-style-type: none"> <li>o must have mains power</li> <li>o Properties must not comprise an area exceeding ten hectares (25 acres)</li> <li>o The property must not be of an income producing nature (rental income excepted)</li> </ul> <p><b>Units/Flats/Apartments:</b></p> <ul style="list-style-type: none"> <li>o Each must comprise an area of at least 50 square meters (excluding balconies)</li> <li>o Each must have a separate Certificate of Title</li> <li>o Properties of 40 square meters (excluding balconies &amp; car space) may be considered in prime capital city metropolitan locations</li> </ul>



<p><b>Unacceptable Security Properties</b></p>	<p><u>General Provisions</u></p> <ul style="list-style-type: none"> <li>o Rural, or similar zoned, properties (including broad acre land holdings)</li> <li>o Commercial zoned properties</li> <li>o Properties which do not have town supplied services</li> <li>o Owner-builder construction projects</li> <li>o Mobile &amp; Kit homes (IE: Transportable properties)</li> <li>o Properties with more than one residence on title</li> <li>o Properties adversely affected by heritage, environmental or planning issues</li> <li>o Properties evidenced by stratum/company title shares</li> <li>o Properties which are unique or unusual in character or construction, or with over-capitalized improvements</li> <li>o Properties affected by high-tension power lines, frequent flooding (or flood zoning), traffic abnormalities and industrial sites</li> <li>o Properties in poor condition</li> <li>o Combination of shop/residence</li> <li>o Inner-city high-rise conversions</li> <li>o Properties that are in excess of 10 hectares (25 acres)</li> </ul>
<p><b>Applicants</b></p>	<p><u>Individuals</u></p> <ul style="list-style-type: none"> <li>o PAYG employed in their current position for at least 3 months</li> <li>o Are not currently employed under a probationary period</li> <li>o Have been self-employed for at least two years</li> </ul> <p><u>Corporate Entities</u></p> <ul style="list-style-type: none"> <li>o Are currently trading as a registered Australian Company &amp; subject to company taxation</li> <li>o Are a trustee company acting on behalf of a Family trust</li> <li>o Are a partnership entity</li> <li>o Guarantees from company Directors or proprietors are required</li> </ul> <p><u>General Provisions</u></p> <ul style="list-style-type: none"> <li>o Third Party mortgages are specifically excluded. Exceptions apply in the instance of married couples</li> </ul>
<p><b>Additional Information</b></p>	<ul style="list-style-type: none"> <li>o Family trusts, property holding and trading companies accepted as applicants</li> <li>o PAYG applicants must be in current job for 12 months or 6 months in current job plus 2 years within the same industry</li> <li>o PAYG applicants must produce income verification documents</li> <li>o Pre-approval applications not accepted with this product</li> </ul>
<p><b>DERF</b></p>	<p>Deferred Establishment Fee or early repayment fee may be applicable.</p>
<p><b>LMI</b></p>	<p>LMI if applicable is payable by the borrower</p>
<p><b>Application Fee</b></p>	<p>A \$500.00 application is payable and drawn at settlement</p>
<p><b>Redraw</b></p>	<p>Yes. No minimum amount. Directly Debited to your nominated bank account via Internet or phone. 2 Days notice is required. No Redraw fees are payable on 4 or less per month.</p>
<p><b>Ongoing Fees</b></p>	<p>There are no ongoing fees</p>
<p><b>Guarantees</b></p>	<p><u>General Provisions</u></p> <ul style="list-style-type: none"> <li>o Where director(s) are borrowing funds for private use no company guarantee is required</li> <li>o If funds are for a company then a company guarantee is required</li> <li>o Where borrower is trustee for a family trust, the guarantee in its own capacity and in its capacity as trustee for the family trust is required</li> <li>o The right to request a guarantee is reserved by the lender</li> </ul>
<p><b>*Half-Price Conveyancing</b></p>	<p>The offer of half price on your conveyancing is limited to a maximum of \$500.00 (exc GST) and is available on loan amounts of \$200,000 or above. Discounts of a lesser amount are offered to clients who borrow less than \$200,000. This offer is not available on all loan products</p>

In the event that this product doesn't seem suitable to your needs, please contact the Conveyancing & Mortgage Shop as we have a full range of **Perfect +** products for you to choose from such as mortgages exempt\* from stamp duty for all borrowers, or have your conveyancing for half price\*

\* Conditions apply