

Residential Full Doc Loans from Thinktank

Reducing product complexity in residential property finance

- Up to 80% LVR for houses and apartments in capital cities and major metro areas
- Up to \$2.5 million single property in Melbourne, Sydney & Brisbane
- Owner-occupied and investment up to 30 years
- Up to 5 years interest only for investors, individuals, companies & trusts
- Purchase, refinance and equity release
- No monthly or recurring fees or hidden margin adjustments
- O/O rates only available to individual borrowers. Partnership, Trusts and Company Borrowers attract the Investment rate irrespective of the property ownership.

Interest rate special offer available for new loan applications received between 2 October 2023 and 10 December 2023

Full Doc Requirements

- **PAYG:** 2 x payslips, together with a group certificate or notice of assessment or 2 x payslips together with a letter of employment only if the applicant has been in the role for less than 12 months
- **Self-employed:** last 2 x years company/business/ personal financial statements and tax returns

Full Doc – P&I	LVR	50%	60%	65%	70%	75%	80%
Owner Occupied	Rate	6.83%	6.83%	6.83%	6.98%	6.98%	6.98%

Loadings: Interest Only +0.25% ~ Investment +0.25% ~ Loans >\$2m +0.20% ~ Loans >\$1m outside capital cities +0.20%

LVR	SYD / MELB / BRIS	Other Metro	Regional
80%	\$1.5m	\$1.5m	-
75%	\$1.5m	\$1.5m	\$1.0m
70%	\$2.0m	\$2.0m* / \$1.5m	\$1.5m* / \$1.0m
65%	\$2.5m	\$2.0m* / \$1.5m	\$1.5m* / \$1.0m

Other requirements may include: last 6 months loan statements on refinances, ATO portal extract

*Multiple securities required. Maximum Total Borrowing Limit \$3.0M.

Thinktank Residential Full Doc Loan Features

- Houses and apartments
- Up to 30 year loan term (min 15 years)
- Up to 5 years interest only (available for investment and owner-occupied)
- NCCP and non-NCCP borrowers acceptable
- Min population 10,000
- Min loan \$100,000
- NSR >1.0x stressed at greater of loan +2.00% & 7.00% P&I
- Copies of leases, confirmation of rental income required
- Self-employed (min 2 years experience ~ preferred 5 years+)
- Less than 24 months ABN or 12 months GST accepted, subject to self-employed experience
- Credit history – minor paid credit events <\$1,000 accepted
- Other securities may come under our commercial program
- Redraw (≤2 per month, no fees)

General Loan Information

Fees	<p>Establishment Fee \$650 + GST. Includes: Standard legal fee* and Title Insurance premium.</p> <p>Valuation Fee: \$350 + GST at settlement.</p> <p>Settlement Fee \$450 (GST free) – separate to Establishment Fee, payable on settlement.</p> <p>No monthly, annual fees or other recurring fees.</p> <p>Discharge Fee \$350.</p> <p><i>*Other legal fees and disbursements including searches, statutory fees and stamp duty to be met by borrower.</i></p>
Security Property	<p>Other Metro includes capital cities of all states and territories (excluding Darwin) plus Gold Coast, Newcastle, Lake Macquarie, Central Coast, Wollongong and Geelong. Please refer if in doubt. Minimum security property value \$200,000. No "off the plan" purchases. No Inner city or high rise (>10 storeys) apartments: Visit website for post codes.</p>
Term	<p>30 - Up to 5 years interest only on Full Doc (investment and owner-occupied). Interest only period may be rolled over at Thinktank's discretion otherwise converts to P&I with no fee.</p>
Responsible Lending	<p>Please note – additional serviceability, cash flow confirmation may be required under Covid-19 conditions. Thinktank is required to make all reasonable enquiries of the applicants to ensure responsible lending standards are adhered to and the loan product is suitable.</p>