

Development		
Product Parameters		
	Prime	Near Prime
Loan Amount	Up to \$1.5M <75%LVR, up to \$1.5M <80% LVR, up to \$1M	
Maximum LVR	80%	
	65% Vacant Land No Lender Mortgage Insurance	
Borrower Type	Individual, Company or Trust	
Loan Term	Up to 30 years Interest rate loading of 0.5% applies for loan terms <=5 years	
Documentation – Self Employment Alt Doc	Declaration of Financial position plus two of:	Declaration of Financial position plus one of:
	<ul style="list-style-type: none"> • Loanone Accountants Letter • 6 months BAS • 6 months bank statements 	
Acceptable Securities	Equity release on residential and commercial securities to be retained by the developer or associated party post completion.	
Vacant Land	Yes	
Credit History	Paid defaults up to \$500 -\$1000, 2 Paid defaults < 12 months	
Mortgage Arrears	N/A	
Other Arrears	N/A	
Discharged Bankruptcy	N/A	
Cash Out	Unlimited for acceptable stated purpose (personal use only)	
Loan Purpose	Provides funding for acquisition of residential securities assessed as suitable for future development	
Redraw	N/A	
Location	Category 1	
Maximum Land Size	1 Acre	
Interest Rate		
	Interest Rate	
<=80%	6.1% P.A.	
Application Fee		
Application Fee	1.70%	
Application Loadings		
Interest Only Loadings	N/A	

Other Fees & Charges					
Annual Fee	N/A	Solicitors Fee	At cost	Settlement Fee	N/A
Discharge Fee	\$450 ex GST + Solicitors Fee	Valuation Fee	Quote required (Payable before valuation is ordered)		
Early Repayment Fee	1.5% of original loan amount within 3 years				