

Home Loan Product and Policy Options.



Bank of
Melbourne

First Home Buyers.

- Family Pledge loans available for owner occupied and Investment purchases, with no servicing on the guarantors (see policy docs for more info).
- In-house Lenders Mortgage Insurance up to 95% LVR inclusive.
- 6 months of rental payments is accepted as a form of genuine savings (conditions apply).

Next Home Buyers.

- Relocation Loans with End Debt – Servicing on end debt.
- Relocation Loans with No End Debt – No servicing required.
- Top ups and home loan increases (credit criteria applies).
- Portable Home Loan – the flexibility of being able to transfer a home loan to a new property without the expense of setting up a new loan.

Investors.

- Foreign income accepted up to 70% LVR (conditions apply, see policy for more info).
- Company Title – up to 80% LVR no LMI.
- Leasehold in NSW/Vic Snowfields – 60% LVR.
- Company & trust borrowers (non-trading entities).
- Interest in Advance – additional interest rate discount for paying interest in advance with a Fixed Rate Investment Loan.
- Portfolio Loan – line of credit allows your clients to better utilise the equity in their property.

Construction.

- Fixed price build contract – up to 95% LVR inclusive of LMI for Owner Occupied and up to 90% LVR inclusive of LMI for Investor.
- Owner builder – max LVR 60%.
- Display homes – up to 80% LVR.
- Converted warehouse – 70% LVR.
- Minimum Unit size 40 square metres (living areas).

All Home Buyers.

- Additional discounts available for low LVR loans.
- Mixed Residential/Commercial – up to 60% LVR.
- Medico lending up to 90% LVR with no LMI. Max loan amount \$5m (\$7.5m total lending). 1 year Self-Employed income. Conditions Apply.
- Emergency Services front-line permanent employees – all overtime and allowances assessed at 100% (conditions apply). Eligible applicants include:
 - Front-line Fire Officer or front-line Fire Fighter
 - Front-line Police Officer
 - Front-line Ambulance Officer or front-line Paramedic
 - Hospital employed medical staff limited to Nurse, Doctor, Surgeon, Specialist
- Special Packages – Industry Specialisation lending up to 90% LVR with no LMI on Principal & Interest for owner occupier and investor loans or Principal & Interest converting to Interest Only for investor (\$2.0M total lending). \$150k total earnings (NSW, ACT, VIC, QLD), \$120k total earnings (WA, SA, NT, TAS). Conditions apply. Selected professions may include (subject to certain qualifications or employment criteria):
 - Accountants
 - Finance Managers
 - CFO
 - Lawyers
 - Solicitors
 - Barristers
 - Judges
 - Geologists (mining, energy & resource)
 - Surveyors (mining, energy & resource)
- Fast refinance to help your clients settle their eligible loan quicker.
- Common Debt Reducer for Joint Debts.
- Multiple offset accounts available.
- Redraw available on fixed rate loans¹.
- Casual income assessment annualised over 48 weeks for applicants who are casual employees (excludes casual teachers or other casual school staff).
- No monthly account service fee on our Complete Freedom transaction accounts.

You've got questions? We've got time to talk.

- Contact your BDM
- Mortgage Central 1300 137 532



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