

For full details, including eligibility and the process, download the FAQs or refer to the broker training pack, on the Broker secure portal.

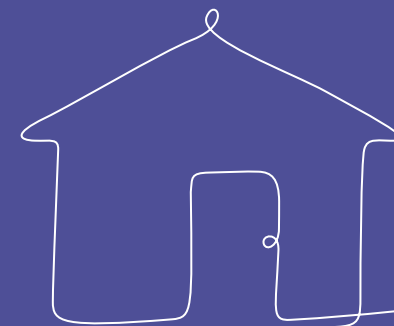
[bankofmelbourne.com.au/brokers](https://bankofmelbourne.com.au/brokers)

# Your clients want their first home.

## We have the offer to help.

Flip over for details.

**The Detail: For Broker purposes only. Not to be shared or forwarded to customers.** Credit criteria, fees and charges apply. Based on Bank of Melbourne's credit criteria, residential lending is not available for Non-Australian resident borrowers. Offer available for first home buyers who apply for their first home loan with loan to value ratio (LVR) up to 85% at time of formal approval. LVR stands for the initial loan to value ratio at loan approval. LVR is the amount of your loan compared to the Bank's valuation of your property offered to secure your loan expressed as a percentage. Home loan rates for new loans are set based on the initial LVR and don't change because of changes to the LVR during the life of the loan. First Home Buyers are applicants applying for their first home loan for their first property. For joint applications, only one applicant must be a first home buyer. Owner Occupier Principal and Interest repayments only. Offer current as of 27 July 2020. Offer may be varied or withdrawn at anytime. Maximum loan size of \$850k. Excludes Residential Investment Loans, Portfolio Loans, Constructions Loans, switches and refinances of home loans within the Westpac Group which includes St.George, Westpac, Bank of Melbourne, BankSA and RAMS. Offer not available for Owner Occupier Interest Only loans or residential lending originated under family or company trusts. Offer not available in conjunction with Family Pledge Loans. Only one property to be refinanced per application. Advantage Package Terms and Conditions apply. \*A \$395 annual package fee applies and is payable from an eligible Bank of Melbourne transaction account. Applicant's home loan repayments must be direct debited from this transaction account. Read the Bank of Melbourne transaction account terms and conditions and consider if the product is right for you. Your clients' application will be assessed and once approved, your client will be charged LMI of \$1.00. LMI subject to approval and customer must adhere to LMI obligations during the loan agreement. This is not a LMI waiver. Lenders mortgage insurance (LMI) is issued to Westpac Banking Corporation ABN 33 007 457 141 (Westpac) by either Westpac Lenders Mortgage Insurance Limited ABN 60 074 042 934, Australian credit licence 388077 a subsidiary of Westpac, or by another LMI insurer. This information does not take into account your personal circumstances. Terms, conditions and limitations apply. Tax consequences may arise from this promotion for investors and customers should seek independent advice on any taxation matters. Credit provided by Bank of Melbourne - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714. 20112/0720



## First Home Buyers: Lenders Mortgage Insurance (LMI) Offer.

One of the biggest challenges First Home Buyers face is the time it takes saving for a deposit. That’s why we’ve introduced the First Home Buyer – Lenders Mortgage Insurance (LMI) Home Loan Offer.

### Getting a foot in the door.

We’re here to help your clients into their own home sooner by offering eligible First Home Buyers with a Loan to Value Ratio (LVR) up to 85% – at time of formal approval – a reduced LMI of only \$1.00.

### What happens to the LMI Premium?

It’s important to note that this offer is not an LMI waiver and your clients will be charged LMI of \$1.00 which will be reflected in their loan offer documents. By reducing the cost of LMI during the application stage, we could help your clients into their own homes sooner.

## Eligibility.

Who is eligible?	Who is not eligible?
<p>Applications submitted from Monday 27 July 2020 with LVR up to 85% at the time of formal approval. This offer can be withdrawn or varied at anytime.</p> <p>First home buyers who are applicants applying for their first home loan for their first property. Its important to remember, for joint applications, only one applicant must be a first home buyer.</p> <p>Owner Occupier Principal and Interest repayments only with a maximum loan size of \$850k.</p> <p>Offer can be taken with Basic Home Loan and the Advantage Package* (\$395 annual package fee applies).</p> <p>Applicants must have a Bank of Melbourne transaction account linked to the home loan at the time of settlement with home loan repayments direct debited from this Bank of Melbourne transaction account.</p>	<p>Owner Occupier with Interest Only Repayments</p> <p>All Residential Investment home loans</p> <p>Portfolio Loans</p> <p>Construction Loans</p> <p>Offer not available in conjunction with Family Pledge loans</p> <p>Only one property is to be financed per application.</p> <p>Switches and internal refinances of home loans within the Westpac Group (WBC, STG, BOM, BSA, RAMS)</p> <p>Residential lending originated under family or company trusts.</p>