

Self-employed home buying journey.



Bank of
Melbourne

We're here to help our self-employed customers with their home buying journey.

Our standard self-employed policy

- Two years' tax returns and Notice of Assessment (NOA)² for the latest financial year to be provided.¹

Our medico self-employed policy

- One year tax return and NOA to be provided.¹
- Borrow up to 90% LVR (LMI not available).

Included professions:

General Practitioners, Hospital-employed Doctors (Intern, Resident, Registrar, Staff Specialist), Medical Specialists, Dentists, Veterinary Practitioners, Optometrists, Pharmacists.

Support for self-employed customers

Simpler self-employed applications with Fast Track.

- Fast track assessment allows reduced documentation for some self-employed customers.³
- Two years' NOA only – tax returns are not required.
- Borrow up to 80% LVR (LMI not available).

COVID-19 recovery income assessment.

- COVID-19 may have reduced a customer's income in FY20. If a customer can evidence that their business has since recovered to pre-COVID-19 levels, we can use FY19 income for serviceability, instead of FY20 income.
- FY19 and FY20 tax returns, NOA for FY20, two recent Business Activity Statements (BAS), and two corresponding FY19 BAS to be provided.¹
- Borrow up to 80% LVR (LMI not available).

Recovery income assessment	FY2019	FY2020
Income	<u>120,000</u>	100,000
Standard policy		100,000
COVID recovery assessment		<u>120,000</u>

Latest year income assessment for growing businesses.

- If a customer's latest year's income is higher than the previous year, we can use the latest year's income in the serviceability assessment.
- Two years' tax returns, NOA for the latest financial year, two recent BAS, and two corresponding BAS from prior year to be provided.¹
- Borrow up to 80% LVR (LMI not available).

Growing business income assessment	FY2018	FY2019
Income	100,000	<u>120,000</u>
Standard policy		110,000
Latest year assessment		<u>120,000</u>

We're making changes, so it's easier to apply

- We've removed the requirement for BAS when using the 2-year average for standard assessment (where FY20 returns are used) and Fast Track assessment (where FY20 ATO NOA is used).
- We no longer require all pages of the ATO NOA for standard assessment (minimum of page 1 – front page).²
- When income from a self-employed business is not being used for serviceability, we now accept an Accountant's letter for verification.⁴

You've got questions?

We've got time to talk.

 Contact your BDM

 Call Mortgage Central on **1300 137 532**
Monday to Friday, 8:30am – 7:30pm Melbourne time.

 bankofmelbourne.com.au/brokers