



# Brighten Premium

- ✓ \$0 Application Fees
- ✓ Streamlined document requirements
- ✓ Loan Size up to \$2,500,000
- ✓ LVR up to 80%

## PRODUCT SPECIFICATIONS

<b>Loan Purpose</b>	Purchase, refinance or equity release of owner occupied or investment property
<b>Acceptable applicant</b>	<ul style="list-style-type: none"> <li>• Australian 188B or 888B visa holder</li> <li>• Australian 188C or 888C visa holder</li> </ul>
<b>Cash Out</b>	Unlimited
<b>Acceptable Security</b> <small>(Refer to Acceptable Security Location Postcodes List)</small>	<ul style="list-style-type: none"> <li>• Category 1 Postcodes</li> <li>• High Density Apartment Unit ≥50sqm: Max. 70% LVR</li> </ul>
<b>Repayment Options</b>	<ul style="list-style-type: none"> <li>• Principal and Interest</li> <li>• Interest Only (max 5 years)</li> </ul>
<b>Repayment Methods</b>	<ul style="list-style-type: none"> <li>• Direct Debit</li> <li>• BPAY</li> <li>• Pay anyone</li> </ul>
<b>Loan Term</b>	Up to 30 years
<b>Split Loan</b>	Up to 5 loan splits
<b>Min. Loan Size</b>	\$50,000
<b>Max. Loan Size</b>	<ul style="list-style-type: none"> <li>• \$2,500,000 up to 70% LVR</li> <li>• \$1,500,000 up to 80% LVR</li> </ul>
<b>Apartment Unit</b>	<ul style="list-style-type: none"> <li>• Unit dwelling size must be greater than 40sqm, excluding balcony &amp; car parking.</li> <li>• Unit with &lt;50sqm internal space has a maximum LVR of 60%.</li> </ul>
<b>Credit History</b>	Paid defaults up to \$500 may be considered

## DOCUMENT REQUIREMENTS

<b>Income Documentation</b>	<p><b>Rental Income</b></p> <ul style="list-style-type: none"> <li>• Rental statements from real estate agent; OR</li> <li>• Rental agreement PLUS most recent rental statements showing at least 3 months' rental income; OR</li> <li>• Rental appraisal (from an approved/recognised appraiser)</li> </ul> <p><b>Investment Income</b></p> <ul style="list-style-type: none"> <li>• 12 months investment fund or share portfolio statements and dividends received</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>• Brighten Template Borrower Declaration</li> <li>• Brighten Supplementary Residency Form</li> <li>• Visa Grant Notice</li> <li>• Proof of address if it's not confirmed by Driver Licence</li> <li>• Personal Credit Report from the country of origin</li> </ul>

## INTEREST RATES

Variable Rate p.a. (Comparison Rate p.a.)	Owner Occupied		Investment	
	P&I	IO	P&I	IO
≤70%	6.88% - (7.33%#)	7.18% - (7.47%#)	7.13% - (7.58%#)	7.43% - (7.71%#)
≤80%	7.38% - (7.82%#)	7.68% - (7.96%#)	7.63% - (8.07%#)	7.93% - (8.21%#)

## FEES AND CHARGES

<b>Conditional offer</b>	Valuation and administration fee	At cost
<b>Settlement</b>	Application fee	<b>\$0</b>
	Lenders legal fees	\$300 at cost, plus disbursements
	Settlement fee	\$330
<b>Other fees</b>	Account fee	\$499 p.a.
	Early repayment fees	Nil, for a variable loan. Break fees may apply for fixed rate loans.
<b>Discharge</b>	Discharge fees	\$550, plus lenders legal fees at cost

# The comparison rate is based on a secured loan of \$150,000 and a term of 25 years. **WARNING:** This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan. Terms, conditions, fees, charges and Brighten Home Loans Pty Ltd lending criteria apply. We may change our rates, fees and charges from time to time.

### How your home loan can make a difference?

For every home loan we settle, Brighten will plant a tree via Carbon Neutral to help restore an important biodiverse habitat for future generations. **Scan QR code to learn more.**

