

Who is Brighten

Brighten Home Loans (“**Brighten**”) is an Australian owned and regulated non-bank lender with offices in Sydney, Melbourne, Brisbane, Hong Kong and Shanghai. We have well-established warehouse-funding arrangements with multiple Top Tier Banks, 2 public RMBS programmes and a wholesale credit fund to provide further funding diversification.



Industry Recognition

Award-winning lender with an extensive broker and aggregator network.



Our Values

At Brighten, we strive to be a lender that makes a positive impact on our customers, our partners, our broader communities, and our planet.



One Home Loan, One Tree, One Hundred Years

As part of our commitment to combatting climate change, for every home loan we settle, Brighten will support Carbon Neutral to plant a tree in the Yarra Yarra Biodiversity Corridor, to help restore biodiverse habitat for future generations. All trees planted are legally protected for 100 years – long after your home loan is paid off. *Learn more: <https://brighten.com.au/plant-a-tree/>*



Why Choose Brighten

- ◆ **Competitive Full Doc, Alt Doc and Construction loan products available to Prime and Near Prime, Resident and Non-Resident borrowers.**
- ◆ **Existing Debts Assessed at 125% of Actual Repayments**
- ◆ **Interest Rate Based on Security – Not Purpose***
- ◆ **Application Assessed on Merits**
- ◆ **Fully Assessed Pre-Approvals**
- ◆ **Unlimited Cash Out up to 80% LVR**

*Repayment amount must be reasonable for life of the loan.

Brighten Product Niches

Full Doc

Brighten Empower

Full Doc home loans for Prime and Near Prime PAYG and self-employed borrowers.

- ✓ Up to 95%LVR Inclusive LMI (Prime only)
- ✓ 1-Year Financials Accepted (Incl. Prime)^
- ✓ Self-employed Regular Salary Income Accepted
- ✓ Loan Size Up to \$2,500,000
- ✓ Unlimited Debt Consolidation Including Payout of ATO Debts

Alt Doc

Brighten Boss®

Alternative documentation home loans for Prime and Near Prime self-employed borrowers.

- ✓ \$0 Risk Fee up to 80%LVR (Prime only)
- ✓ One Form of Income Documentation
- ✓ Loan Size Up to \$2,500,000
- ✓ Min. 1 Day GST Registration
- ✓ 100% Redraw Offset Facility Available

Australian Expatriate

Brighten Elevate

Full Doc home loans for Australian expats and visa holder borrowers.

- ✓ Australian Citizens, Permanent Residents or Temporary Residents with Income in AUD or an Acceptable Foreign Currency
- ✓ Loan Size Up to \$2,500,000
- ✓ Cat 1 and 2 Postcodes Accepted
- ✓ 100% Redraw Offset Facility Included

Non-Resident

Brighten Evergreen

Full Doc or Alt Doc home loans available to borrowers with non-Australian sourced income and non-residents of Australia.

- ✓ Non-Residents or Residents Borrowers with Non-Australian Sourced Income
- ✓ Self-employed Alt Doc Accepted
- ✓ Max. Loan Size \$2,500,000; Max. LVR 80%
- ✓ Cat 1 and 2 Postcodes Accepted
- ✓ 100% Redraw Offset Facility Included

Construction

Brighten Easy Builder®

House and Land construction loans with progress payments.

- ✓ Available to Full Doc Prime, Alt Doc Prime, Expat and Non Resident Borrowers
- ✓ IO Repayment During Construction
- ✓ After Construction, revert to Brighten Empower Prime, Brighten Boss® Prime, Brighten Elevate or Brighten Evergreen Variable Rate
- ✓ Full Doc, Alt Doc, Expat: Max. \$2,000,000
Non Resident: Max. \$1,000,000

Bridging

Brighten Connect

Bridging home loans for Full Doc Prime and Alt Doc Prime borrowers.

- ✓ Loan Size up to \$5,000,000
- ✓ Peak Debt: ≤\$1,500,000 Max. 80% LVR; ≤\$5,000,000 Max. 70% LVR
- ✓ Bridging Period 6 - 12 months; Total loan term up to 30 years
- ✓ During the Bridging Period, the interest budget will be retained, and no repayment will be required.

^Up to 80%LVR