

Residential Full Doc & Mid Doc



Interest Rates

Thinktank.

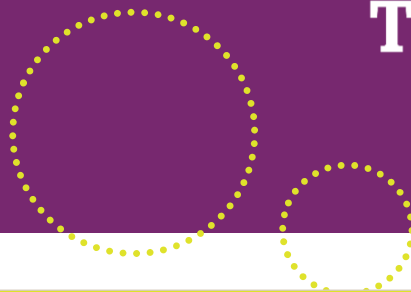
Purpose	Residential property acquisition (investment or owner occupied), refinance or equity release for personal, business or investment purposes.	
Max LVR	80%	
Loan Amount	\$100K to \$5.0M (see interest rate sheet for loan amounts and LVRs)	
Borrowers	Individual, partnership, trust and company borrowers.	
Serviceability	Net Servicing Ratio (NSR) >1.0x stressed at greater of loan rate +2.0% & 7.00% P&I.	
Income Verification Full Doc	<p>PAYG: 2 x payslips no older than 6 weeks + a group certificate or NOA or 2 x payslips + a letter of employment only if the applicant has been in the role for less than 12 months or 2 x payslips + 3 months bank statement reflecting salary credits.</p> <p>Self-employed: minimum 2 years' experience, last 2 x years company/business/ personal financial statements + tax returns.</p> <p>Investment: copies of leases, confirmation of rental income required.</p>	
Income Verification Mid Doc	<p>Statement of self-certified income supported by one of the following six options:</p> <p>(1) accountant's letter (2) last 2 x BAS statements (3) last 6 months trading bank account statements (4) 1 year tax return & NOA (5) 1 year financial statement (6) 1 year tax return & NOA plus 1 year financial statement (discount of 0.20% on the current rates applies to (6))</p>	
Security	<p>Minimum security property value \$200,000.</p> <p>Inner city or high rise (>10 storeys) apartments acceptable on loan amounts up to \$1M</p> <p>Off the plan purchase or favourable purchase acceptable on loan amounts up to \$2.5M</p>	
Fees**	All loan amounts up to \$2.5M and Loans ≤ \$3M with 65% LVR	Loan amounts \$2.5M to \$5.0M
No monthly, annual or other recurring fees	<p>Establishment Fee: \$650 + GST. Includes standard legal fee*.</p> <p>Valuation Fee: \$350 + GST at settlement.</p> <p>Settlement Fee: \$450 (GST free) – separate to Establishment Fee, payable on settlement.</p>	<p>Special until 30 November 2024 - Establishment Fee: 0.65% includes GST and standard legal fee*.</p> <p>Settlement Fee: \$2,000 (GST free) includes valuation costs – separate to Establishment Fee, payable on settlement.</p>
	<p>Discharge Fee: \$300 (GST free) + legals.</p> <p>Redraw: ≤2 per calendar month no fees, \$25 per redraw thereafter.</p>	
Additional Repayments	Additional repayments are permitted at any time on variable rate loans.	
Interest	Calculated daily, charged monthly by direct debit.	
Term	<p>15 to 30 years (P&I) - up to 5 years interest only (IO) for owner occupied and investment.</p> <p>IO period may be extended for up to 1 year upon application by the borrower at the lenders discretion otherwise converts to P&I with no fee.</p>	
Responsible Lending	Thinktank is required to make all reasonable enquiries of the applicants to ensure responsible lending standards are adhered to and the loan product is suitable.	

* GST to be added to all fees and commission amounts except where otherwise stated.

^ The establishment fee and all borrowing costs including but not limited to the lender's settlement fee, valuation, professional legal fees, and disbursements are to be met by the borrower.

Residential Interest Rates

Effective 18 September 2024



Full Doc Owner Occupied	Owner Occupied Interest Rates (Comparison Rate)					
	50%	60%	65%	70%	75%	80%
\$100K - \$2.0M	6.93% (7.05%)	6.93% (7.05%)	6.93% (7.05%)	7.08% (7.20%)	7.08% (7.20%)	7.28% (7.40%)
\$2.0M - \$2.5M	6.93% (7.05%)	6.93% (7.05%)	6.93% (7.05%)	7.08% (7.20%)	7.08% (7.20%)	
\$2.5M - \$3.0M	6.93% (7.05%)	6.93% (7.05%)	6.93% (7.05%)	7.99% (8.21%)	7.99% (8.21%)	
\$3.0M - \$5.0M	7.59% (7.81%)	7.59% (7.81%)	7.59% (7.81%)	7.99% (8.21%)	7.99% (8.21%)	

Loadings: Interest Only +0.25% and Investment +0.25%

Mid Doc Owner Occupied	Owner Occupied Interest Rates					
	50%	60%	65%	70%	75%	80%
\$100K - \$2.0M	7.33% (7.45%)	7.38% (7.50%)	7.38% (7.50%)	7.38% (7.50%)	7.53% (7.65%)	7.58% (7.70%)
\$2.0M - \$2.5M	7.33% (7.45%)	7.38% (7.50%)	7.38% (7.50%)	7.38% (7.50%)	7.53% (7.65%)	
\$2.5M - \$3.0M	7.33% (7.45%)	7.38% (7.50%)	7.38% (7.50%)	8.49%^ (8.72%)	8.59%^ (8.82%)	
\$3.0M - \$5.0M	7.99%^ (8.21%)	7.99%^ (8.21%)	7.99%^ (8.21%)	8.49%^ (8.72%)	8.59%^ (8.82%)	

Limited time special offer – loadings not applicable ^

Mid Doc Loadings available until 30 November 2024			
Interest Only	+0.10%	Investment	+0.10%

Mid Doc & Full Doc Discount	%
1 year tax return & NOA plus 1 year financial statement	-0.20%

Special Offer until 30 November 2024 - rate applied to both loans up to \$2.5M with no investment loading.

OO Loan + Inv Loan	7.49% for all LVR bands
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Full Doc & Mid Doc	Loan Amounts \$100K to \$2.5M				Loan amounts \$2.5M to \$5M		
	65%	70%	75%	80%	65%	70%	75%
Syd / Melb / Bris	\$2.5M	\$2.5M	\$2.5M	\$2.0M	\$5.0M	\$5.0M	\$5.0M
Other Metro	\$2.0M	\$2.0M	\$2.0M	\$2.0M	\$4.0M	\$4.0M	\$3.0M
Regional	\$1.5* \$1.0M**	\$1.5* \$1.0M**	\$1.0M		\$3.0M	\$3.0M	
Syd / Melb inner city apartments / high density	\$1.0M	\$1.0M					

* Multiple security maximum ** Single security maximum

Things you should know:

- Interest rate, loan amount and LVR may vary by security location – use our postcode calculator for detailed information.
- Interest rates are indicative and subject to change without notice.
- Owner Occupied rates are only available to individual borrowers. Partnership, Trusts, and Company Borrowers attract the Investment rate irrespective of the property ownership.



[Residential Product Information](#)