

Residential Full Doc & Mid Doc



Interest Rates

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	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. Self-employed: minimum 2 years' experience, last 2 x years company/business/ personal financial statements + tax returns. Investment: copies of leases, confirmation of rental income required.	
Income Verification Mid Doc	Statement of self-certified income supported by one of the following six options: (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))	
Security	Minimum security property value \$200,000. Inner city or high rise (>10 storeys) apartments acceptable on loan amounts up to \$1M Off the plan purchase or favourable purchase acceptable on loan amounts up to \$2.5M	
Fees ^{*^}	<div>All loan amounts up to \$2.5M and Loans < \$3M with 65% LVR</div> <div>Loan amounts \$2.5M to \$5.0M</div>	
No monthly, annual or other recurring fees	Establishment Fee: \$650 + GST. Includes standard legal fee*. Valuation Fee: \$350 + GST at settlement. Settlement Fee: \$450 (GST free) – separate to Establishment Fee, payable on settlement.	Establishment Fee: 1.25% includes GST and standard legal fee*. Settlement Fee: \$2,000 (GST free) includes valuation costs – separate to Establishment Fee, payable on settlement.
	Discharge Fee: \$300 (GST free) + legals. Redraw: ≤2 per calendar month no fees, \$25 per redraw thereafter.	
Additional Repayments	Additional repayments are permitted at any time on variable rate loans.	
Interest	Calculated daily, charged monthly by direct debit.	
Term	15 to 30 years (P&I) - up to 5 years interest only (IO) for owner occupied and investment. 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.	
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 22 August 2024

AFG
HOME LOANS
ALIGN

Full Doc Owner Occupied	Owner Occupied Interest Rates					
	50%	60%	65%	70%	75%	80%
\$100K - \$2.0M	7.03%	7.03%	7.03%	7.18%	7.18%	7.33%
\$2.0M - \$2.5M	7.03%	7.03%	7.03%	7.18%	7.18%	
\$2.5M - \$3.0M	7.03%	7.03%	7.03%	7.99%	7.99%	
\$3.0M - \$5.0M	7.59%	7.59%	7.59%	7.99%	7.99%	

Mid Doc Owner Occupied	Owner Occupied Interest Rates					
	50%	60%	65%	70%	75%	80%
\$100K - \$2.0M	7.33%	7.38%	7.38%	7.38%	7.53%	7.58%
\$2.0M - \$2.5M	7.33%	7.38%	7.38%	7.38%	7.53%	
\$2.5M - \$3.0M	7.33%	7.38%	7.38%	8.49%^	8.59%^	
\$3.0M - \$5.0M	7.99%^	7.99%^	7.99%^	8.49%^	8.59%^	

Limited time special offer – loadings not applicable ^

Loadings				Discount		%
Interest Only	+0.25%	Investment	+0.25%	1 year tax return & NOA plus 1 year financial statement		-0.20%

Special Offer until 30 September 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						
	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 Sheets