

DCBC Alt Doc

Local Investors and Residents of Australia



Key Features

Borrower rate from

7.29% p.a.

Comparison rate from

7.64% p.a.^[1]

- New purchase, refinance or cash out
- Self-employed applicants
- Up to 80% LVR
- Confirmation of Loan Acceptance within 48 hours
- Multilingual Customer Service
- Fully Featured Online Customer Portal
- Offset Available



Product Overview

Minimum Loan Amount

AUD \$50,000

Maximum Loan Amount

Client LVR		Maximum Loan Amount
Metro	LVR ≤65%	AUD \$1,750,000
	LVR >65% to ≤70%	AUD \$1,500,000
	LVR >70% to ≤75%	AUD \$1,250,000
	LVR >75% to ≤80%	AUD \$1,000,000
	Single Borrower Exposure	AUD \$2,500,000
Non-metro	LVR ≤70%	AUD \$1,000,000
	LVR >70% to ≤80%	AUD \$750,000
	Single Borrower Exposure	AUD \$2,500,000
Regional	LVR ≤60%	AUD \$750,000
	Single Borrower Exposure	AUD \$2,000,000

Variable Interest Rate^[2]

Client LVR (Metro)	Variable Interest Rate
LVR ≤65%	7.29% p.a.
LVR >65% to ≤70%	7.29% p.a.
LVR >70% to ≤75%	7.44% p.a.
LVR >75% to ≤80%	7.44% p.a.
Client LVR (Regional)	Variable Interest Rate
LVR ≤60%	7.44% p.a.

Investor Premium

0.20% p.a. loading to the applicable rate

Interest Only Premium

0.30% p.a. loading to the applicable rate

Large Loan Premium

0.50% p.a loading on loans above \$1,500,000

Fixed Rate Premium^[3]

Fixed Rates – Price on Application
Maximum 5 years Fixed Rate

Loan Term

Up to 30 years (Maximum 5 years Interest Only)

Offset Loading

0.10% p.a. loading to the applicable rate

Borrower Type

Self-employed applicants

Repayment Type

Monthly Repayments

Security

Residential security only

Risk Fees ^[4] – Investor Loans Only

Client LVR	Fees Chargeable
>70% to ≤80%	Waived
>60% to ≤70%	Waived
≤60%	NIL
≤60% Regional or Unclassified	NIL

Income Verification

- Signed Self-Declaration of income by Borrower/Guarantor; plus **Two** of the options below:
- Accountant's Letter confirming income
- 12 months BAS statements from ATO Portal
- 12 months business bank statements serviceability assessment.
- Dual Income verification discount (Ie: Accountants letter & Bas with Self Declaration)**
Deduct **-0.10%** to interest rate to **70% LVR** and **-0.05%** to **80% Lvr** from displayed rate

Fees and Charges ^[5]

Conditional Offer	Application Fee	\$990 ^[6]
Settlement	Documentation Fee	\$395
	Search Fee	At Cost
	Registration Fee	At Cost
	Settlement Fee	\$250
Annual	Annual Package Fee	\$395 ^[7]
On Final Repayment of Loan	Discharge Third Party Fee	At Cost
	Product Discharge Fee	\$895



^[1] The Comparison Rate is based on an owner-occupied secured loan amount of AUD \$150,000 at 50% LVR, over a term of 25 years. Warning: This comparison rate is true only for the examples given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate. This advertisement does not take into account your personal and financial situation. Terms, conditions, fees, charges and lending criteria apply and are available on application.

^[2] The interest rate is calculated by reference to the variable interest rate plus or minus any applicable margin.

^[3] Fixed rate loans may be subject to significant break costs. Please refer to the loan contract for terms and conditions regarding break costs.

^[4] The Risk Fee is a one-off, non-refundable fee paid at settlement used to offset the risk associated with loans of a higher LVR. It may be capitalised into the loan amount up to the maximum LVR.

^[5] Other fees and charges are payable.

^[6] Includes one valuation up to \$440. Where valuation exceeds the cost, the difference is payable by the client at settlement.

^[7] The annual package fee for Year 1 is payable at settlement and on the annual settlement anniversary thereafter.

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