



Infinity CAPITAL
FINANCIAL GROUP

Product & Policy Guide

IC My Loan Product

July 2023 V2.5

Rates effective from 10th July 2023

2023



Product Suite

Quick Policy Comparison

	Prime		Near Prime		Near Prime Plus		Specialist	
	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc
Max LVR	90%	80%	85%	80%	75%	75%	75%	75%
Loan Term	5 - 30 Years		5 - 30 Years		5 - 30 Years		5 - 30 Years	
Income Documentation (PAYG)	Last 2 payslips	x	Last 2 payslips	x	Last 2 payslips	x	Last 2 payslips	x
Income Documentation (Self Employed)	1 Year tax return AND 1 supporting document*	Declaration of Financial Position AND 1 supporting document^	1 Year tax return AND 1 supporting document*	Declaration of Financial Position AND 1 supporting document^	1 Year tax return AND 1 supporting document*	Declaration of Financial Position AND 1 supporting document^	1 Year tax return AND 1 supporting document*	Declaration of Financial Position AND 1 supporting document^
ABN & GST	ABN > 24 months GST > 12 months		ABN > 12 months GST > 12 months		ABN > 6 months GST > 6 months		ABN > 6 months GST > 6 months	
Credit Impairment up to \$1,000 (in total)	Paid defaults up to \$500 considered		Unlimited (paid or unpaid)		Unlimited (paid or unpaid)		Unlimited (paid or unpaid)	
Credit Impairment listed < 12 Months (over \$1,000)	X		X		X		From 1 credit event	
Credit Impairment listed > 12 Months (over \$1,000)	X		Unlimited (paid or unpaid) when listed > 24 months		√		√	
Mortgage Arrears#	X		X		Up to 1 month within the last 6 months		Unlimited within the last 6 months	
Non-mortgage Arrears#	X		Up to 3 months within the last 3 months		Up to 6 months within the last 6 months		Unlimited within the last 6 months	
Bankruptcy	X		Discharged from bankruptcy > 1 day		Discharged from bankruptcy > 1 day		Discharged from bankruptcy > 1 day	
Cash Out	Up to 90% LVR	Up to 80% LVR	Up to 85% LVR	Up to 80% LVR	Up to 75% LVR	Up to 75% LVR	Up to 75% LVR	Up to 75% LVR
Genuine Savings	Not required		Not required		Not required		Not required	
Repayment Options	Weekly, Fortnightly or Monthly. Additional repayments allowed.		Weekly, Fortnightly or Monthly. Additional repayments allowed.		Weekly, Fortnightly or Monthly. Additional repayments allowed.		Weekly, Fortnightly or Monthly. Additional repayments allowed.	
Max Borrowers	6		6		6		6	
Loan Splits	Up to 4		Up to 4		Up to 4		Up to 4	

* **Full Doc** Latest Notice of Assessment OR 1 year Accountant prepared financials

^ **Alt Doc** Accountant Letter OR 6 months business bank statements OR Last 2 business activity statements

Arrears is defined as any late payment or arrears where the minimum repayment has not been made within 14 days since the credit contract due date

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Rates Summary

Rates Summary	Prime		Near Prime		Near Prime Plus		Specialist	
	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc
LVR ≤ 65%	6.49%	7.04%	7.04%	7.19%	7.94%	8.34%	9.09%	9.29%
LVR ≤ 70%	6.49%	7.04%	7.09%	7.19%	8.04%	8.34%	9.09%	9.29%
LVR ≤ 75%	6.69%	7.04%	7.19%	7.44%	8.44%	8.84%	9.54%	9.84%
LVR ≤ 80%	6.79%	7.04%	7.19%	7.44%	-	-	-	-
LVR ≤ 85%	7.54%	-	8.19%	-	-	-	-	-
LVR ≤ 90%	7.94%	-	-	-	-	-	-	-

Rate Loadings	Rate	Risk Fee
Investor	0.50%	-
Interest Only	0.30%	-
Loan Size > \$1.5m	0.40%	-
Expat	0.15%	0.25%

Rates & Fees displayed are starting from and are provided as an indication only. Rates are effective as at 10th July, 2023. Information is for broker use only and not intended for consumer advertising purposes. Information is correct at time of publishing and is subject to change. All fees include GST. All applications are subject to specific lending criteria.

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Loan Amounts & Borrower Types

Loan Amounts	Prime		Near Prime		Near Prime Plus		Specialist	
	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc
LVR ≤ 65%	\$2.0m	\$2.0m	\$2.0m	\$2.0m	\$2.0m	\$2.0m	\$2.0m	\$1.5m
LVR ≤ 70%	\$2.0m	\$2.0m	\$2.0m	\$2.0m	\$2.0m	\$2.0m	\$2.0m	\$1.5m
LVR ≤ 75%	\$2.0m	\$2.0m	\$2.0m	\$2.0m	\$1.5m	\$1.5m	\$1.5m	\$1.0m
LVR ≤ 80%	\$2.0m	\$2.0m	\$1.5m	\$1.5m	-	-	-	-
LVR ≤ 85%	\$1.5m	-	\$750k	-	-	-	-	-
LVR ≤ 90%	\$1.0m	-	-	-	-	-	-	-

Additional Borrower Types	Prime		Near Prime		Near Prime Plus		Specialist	
	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc
Company Borrower Max Loan \$1.5m Max LVR 75%	✓	✓	✓	✓	✓	✓	X	X
Expat Max LVR 80%	✓	X	✓	X	X	X	X	X

Postcode Restrictions	Max Loan Size	Max LVR
Category 1 (Metro)	\$2m	90%
Category 1 (Non Metro)	\$1.5m	90%
Category 2	\$1.5m	75%
Category 3	\$400k	70%

Acceptable Security	Completed property only. Zoned residential/rural residential. Up to 25 acres.
Apartment/Unit Minimum property size <ul style="list-style-type: none"> Minimum 50m² including balcony and car space, or 40m² living area with no balcony or car space If car space is on separate title mortgages are required to be taken over both titles 	
Properties located in Mixed Use zoning <ul style="list-style-type: none"> Acceptable provided residence is on a separate title Usually located with retail business on ground floor and residences above 	
Restricted security type <ul style="list-style-type: none"> High density apartments (40+ units in one complex) are restricted to 75% LVR 	

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Loan Features & Fees Summary

Fee Summary*	Prime		Near Prime		Near Prime Plus		Specialist	
	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc
Application¹ Fee	\$1650	\$1650	\$1650	\$1650	\$1650	\$1650	\$1650	\$1650
Establishment Fee	\$500	\$599	\$899	\$899	\$899	\$899	\$899	\$899
Ongoing Fee	X	X	X	X	X	X	X	X
Valuation Fee	Valuation fees at cost and paid prior to Valuation being ordered		Valuation fees at cost and paid prior to Valuation being ordered		Valuation fees at cost and paid prior to Valuation being ordered		Valuation fees at cost and paid prior to Valuation being ordered	
Legal Fee*	From \$400		From \$400		From \$400		From \$400	
Discharge Fee*	From \$900		From \$900		From \$900		From \$900	

* Please note that all listed fees exclude GST.
 1. Application Fee payable at settlement.

Loan Features	Prime		Near Prime		Near Prime Plus		Specialist	
	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc
Redraw	✓	✓	✓	✓	✓	✓	✓	✓
Offset Account	✓	✓	✓	✓	✓	✓	✓	✓
Internet Banking	✓	✓	✓	✓	✓	✓	✓	✓
Direct Debits	✓	✓	✓	✓	✓	✓	✓	✓
Direct Credits	✓	✓	✓	✓	✓	✓	✓	✓

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Product Suite

Loan Features & Fees Summary

Risk Fee	Prime		Near Prime		Near Prime Plus		Specialist	
	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Alt Doc
LVR ≤ 65%	-	-	-	-	0.50%	0.50%	0.50%	0.50%
LVR ≤ 70%	-	-	-	-	1.00%	1.00%	1.00%	1.00%
LVR ≤ 75%	-	-	-	1.00%	1.25%	1.25%	1.25%	1.25%
LVR ≤ 80%	-	0.50%	0.50%	1.00%	-	-	-	-
LVR ≤ 85%	1.00%	-	1.25%	-	-	-	-	-
LVR ≤ 90%	1.00%	-	-	-	-	-	-	-

Risk Fee Reducer

EXCLUSIVE TO MYLOAN

For any loan that has a Risk Fee, a customer can elect to reduce the risk fee (up to 1.00%) in exchange for a higher ongoing interest rate.

Simply apply 50% of the Risk Fee Reduction to the base interest rate.

Our Prime Alt Doc < 80% LVR loan has a rate of 7.04% p.a. and a risk fee of 0.50%.

When you apply the Risk Fee Reducer, the risk fee is 0% and the customer borrower rate increases by only 0.25% to 7.29% p.a.

Disclaimer: Choosing to waive a portion or all of a risk fee in exchange for a higher interest rate will result in increased total interest and costs over the duration of the loan.

Risk Fee

Rate Loading (when Risk Fee Reducer is applied)

0.50%

0.25%

1.00%

0.50%

Product Fact Sheet

Non-Resident Mortgage

Designed for non-resident borrowers looking to purchase Australian residential property with Foreign Investment Review Board (FIRB) approval or to refinance an existing mortgage.

	Borrower Rates	
	Variable Interest Rate	Comparison Rate ¹
LVR < 65%	7.74% p.a.	8.42% p.a.
LVR < 70%	8.03% p.a.	8.70% p.a.
LVR < 75%	8.23% p.a.	8.90% p.a.
LVR < 80%	8.43% p.a.	9.19% p.a.

Rate Loadings ²	
Self Employed	0.25%
Investor	0.50%
Interest Only	0.30%
Loan Size > \$1.5m	0.40%

KEY LOAN FEATURES
<ul style="list-style-type: none"> Loans up to \$2.0m Loan to Value Ratio (LVR) up to 80% Principal & Interest or Interest Only

Fees & Charges ³	
Application Fee	\$499
Risk Fee	LVR < 75%: 0.50% LVR < 80%: 1.25%
Valuation Fee	At cost
Solicitors Fee	From \$400
Annual Fee	\$499
Discharge Fee	From \$900
Establishment Fee	\$1650

Key Information	
Loan Purpose	Purchase, investment property, refinance or cash-out
Loan Term	5 - 30 years
Interest Only Term	Max. 5 years
Minimum Loan Size	\$100,000
Maximum Loan Size	\$2,000,000
Maximum LVR	80%
Acceptable Security	House, townhouse or apartment (restriction for apartments apply ⁴) ⁵
Employment Type	Pay As You Go (PAYG) or Self-Employed
Approved Country List	Australia, Canada, China, France, Germany, Hong Kong, India, Japan, Malaysia, New Zealand, Qatar, Singapore, South Africa, South Korea, Switzerland, Taiwan, United Kingdom, United Arab Emirates, United States of America, Vietnam

1. Comparison rates calculated on a secured loan of \$150,000 for a term of 25 years, repaid monthly. 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.
2. Rate loadings apply in addition to the variable interest rates and will impact the calculation of comparison rates.
3. Please note that all listed fees are in \$AUD and exclude GST.
4. Apartments < 45sqm are not acceptable. Max LVR of 65% for apartments 45 - 50sqm and for high density apartments.
5. Acceptable Security are indicative only and other restrictions may apply

All lending applications are subject to ICMM lending criteria and credit approval process. This information has been prepared by ICMM for general information purposes only without taking into account your objectives, financial situation or needs. Before acting on this general information, you must consider its appropriateness having regard to your own objectives, financial situation and needs. You should obtain financial, legal and taxation advice before making any decision. All rates, fees and charges are indicative only and subject to change. Effective 10th July 2023.

Document Checklist

Non-Resident Mortgage

All Applicants

- ICMM application form
- Verification of identity – all borrowers and guarantors:
 1. Copy of Passport; and
 2. Copy of Secondary Government-issued Photo ID
 3. Marriage certificate or change of name (if applicable)
- Personal credit report issued by country of residence
- Certified copy of trust deed (for Australian trust borrowers only)
- FIRB Approval, including solicitor's certificate (if applicable)

Purchase (Loan Purpose)

- Executed Contract of Sale
- Evidence of funds to complete, e.g. recent bank statement showing savings balance, gifted letter, evidence of deposit receipt, etc.

Refinance (Loan Purpose)

- 6 months mortgage statements for all facilities being refinanced
- Council rates notice

Salary and Wage Earners (PAYG)

- Last 2 payslips (dated within 45 days of application)
OR
- Bank statements showing salary credits for last 3 months

Self Employed

- Evidence of company registration
Minimum two of the following:
 - Latest business annual tax return
 - Latest personal annual tax return
 - Latest 1 year business financials

Rental Income

Existing Rental:

- 1 month rental statements
OR
- Executed tenancy agreement

New Rental:

- Rental appraisal from local real estate agent
OR
- Valuation

Investment Income

- 12 months investment fund statements
OR
- Share portfolio statements and dividends received

Translation Process: Documentation in a language other than English must be translated by an accredited or approved translator - NAATI accredited (<https://www.naati.com.au/>)



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