

All in One Line of Credit

Funder	ING
Loan amounts	\$50,000 to \$2,000,000 (minimum of \$25,000 in combination or split. Higher loan amounts can be achieved by combining with other products).
Interest rate type	Variable.
Term	Evergreen (no set term).
Repayment type	Interest Only. Interest can capitalise to 100% of loan limit.
Combination and splits	Can split up to 4 loan accounts (will consider more).
Repayment options	Direct Debit Direct Salary Crediting Internet or telephone transfers to pre-nominated account for redraws. Deposit at Westpac, Challenge & Bank of Melbourne, via pre-encoded deposit slip.
Additional repayments	Allowable with no limit.
Redraw facility	Chequebook Internet or telephone transfers to pre-nominated account for redraw. ATM or EFTPOS via Nil Interest Visa Account (NIVA).
Withdrawals	Chequebook Internet or telephone transfers from pre-nominated account for additional repayments. ATM or EFTPOS via Nil Interest Visa Account (NIVA). Press 'credit' or 'savings' at ATM For access to NIVA funds. Press 'cheque' for access to AIO account.
NIVA Card	NIVA limit is 3% of the LOC limits from \$2000 - \$10,000. NIVA limit can be as low as \$500, however AIO account must have a NIVA. Exceptions to limit allowed where the limit does not exceed net monthly income less monthly loan commitments. Max 3 cards, borrowers only. Unlimited transactions. Swept from AIO account on the first day of each month with unlimited free transactions. PIN is identical for ATM & EFTPOS for credit, cheque and savings transactions.
Salary crediting	Yes
Ability to switch	Can switch all or part of loan limit to another product.
Statement issue	Monthly on both AIO & NIVA Accounts.
Deferred Establishment Fee	During year 1 1.00% of original loan amount During year 2 0.80% During year 3 0.60% During year 4 0.40% Year 5 onward 0.00%
Fees	No account keeping or on-going fees. \$1.50 for over the counter deposits and \$1.50 for cheques used in excess of 5 per month. Any ATM withdrawals overseas incur a fee of \$3.70 per transaction.
Substitution	Can substitute security within loan limit.

Credit Policy

Applicant types	PAYG and Self Employed. No companies or trusts.
Maximum LVR	Maximum 90% LVR. (95%, where used in combination with P&I loans for refinance). 80% without mortgage insurance (refer to postcode LVR listing available on LSA Online). - Metropolitan areas only: Up to \$1,000,000 - 90% LVR \$1m + - 80% LVR (Higher with special approval)
LMI	Required on LVR above 80% (may apply under 80% LVR to non-listed postcodes refer to postcode LVR listing on LSA Online). Premium is capitalised.
Loan Purpose	All purposes as per credit guidelines.
Security types	No construction loans, refer to credit guidelines.

Equity Loan

Funder	ING
Loan amounts	\$50,000 to \$2,000,000 (minimum of \$25,000 in combination or split. Higher loan amounts can be achieved by combining with other products).
Interest rate type	Variable.
Term	Evergreen (no set term).
Repayment type	Interest Only. Interest can capitalise to 100% of loan limit.
Combination and splits	Can split up to 4 loan accounts (will consider more).
Repayment options	Direct Debit. Direct Salary Crediting. Internet or telephone transfers from pre-nominated account for additional repayments. Deposit at Westpac, Challenge & Bank of Melbourne, via pre-encoded deposit slip.
Additional repayments	Allowable with no limit on variable accounts.
Redraw facility	Chequebook. Internet or telephone transfers from pre-nominated account for redraw.
Withdrawals	Chequebook. Internet or telephone transfers from pre-nominated account for additional repayments.
Salary crediting	Yes.
Ability to switch	Can switch all or part of loan limit to another product.
Statement issue	Monthly.
Deferred Establishment Fee	During year 1 1.00% of original loan amount During year 2 0.80% During year 3 0.60% During year 4 0.40% Year 5 onward 0.00%
Fees	No account keeping or on-going fees. \$1.50 for over the counter deposits and \$1.50 for cheques used in excess of 5 per month.
Substitution	Can substitute security within loan limit.

Credit Policy

Applicant types	All borrower types.
Maximum LVR	Maximum 90% LVR. (95%, where used in combination with P&I loans for refinance). 80% without mortgage insurance (refer to postcode LVR listing available on LSA Online) - Metropolitan areas only: Up to \$1,000,000 - 90% LVR \$1m + - 80% LVR (Higher with special approval)
LMI	Required on LVR above 80% (may apply under 80% LVR to non-listed postcodes refer to postcode LVR listing available on LSA Online). Premium is capitalised.
Loan Purpose	All purposes as per credit guidelines.
Security types	No construction loans, refer to credit guidelines.

Advantage Rate Home Loan

Funder	ING
Loan amounts	Minimum Loan of \$50,000. Maximum loan of \$2,000,000 (minimum of \$25,000 in combination or split.)
Interest rate type	Variable rate only
Term	10 to 30 years.
Repayment type	Principal and Interest (amortising) or Interest only up to 5 years.
Combination and splits	Can split advantage rate up to 4 accounts (will consider more) or combine with Fixed Rate Loan or LOC loans.
Repayment options	Direct Debit or Salary Crediting either monthly or fortnightly. Internet or telephone transfers from pre-nominated account for additional repayments.
Additional repayments	Allowable with no limit on variable rate loans.
Redraw facility	No minimum redraws via Internet or telephone banking to pre-nominated account on P& I accounts only.
Withdrawals	Cash withdrawals not available other than electronic transfers as above.
Salary crediting	Available on P&I loans only. 1 st repayment must be made by direct debit.
Ability to switch	Can switch all or part of loan limit to another product.
Statement issue	Quarterly.
Deferred Establishment Fee	During year 1 1.00% of original loan amount During year 2 0.80% During year 3 0.60% During year 4 0.40% Year 5 onward 0.00%
Fees	\$120 annual line fee (only payable on total loan, not split accounts).
Substitution	Can substitute security within loan limit.

Credit Policy

Applicant types	All Borrower types.
Maximum LVR	Up to 80% LVR without mortgage insurance (refer to postcode LVR listing). Up to \$600,000 - 100% LVR (Owner Occupied purchases in Metro areas Only) Up to \$750,000 - 95% LVR (refinance of three secured debts and one unsecured debt) Up to \$1M - 90% LVR \$1m + - 80% LVR (Higher with special approval) LMI may further restrict the LVR if applicable.
LMI	Required on LVR above 80% (may apply under 80% LVR to non-listed postcodes refer to postcode LVR listing available on LSA Online). Premium is capitalised however LVR is not to exceed 100% after premium is capitalised. For Max Loan Amounts for the other states please check LMI Policy
Loan Purpose	All loan purposes referred to in Credit Guidelines.
Security types	Refer to Credit Guidelines.

Fixed Rate Home Loan

Funder	ING
Loan amounts	\$50,000 to \$2,000,000 (minimum of \$25,000 in combination or split. (Over \$2Mill available with special approval).
Interest rate type	1 to 5 year Fixed rate.
Term	10 to 30 years.
Repayment type	Principal and Interest (amortising) or Interest only up to 5 years.
Combination and splits	Can split up to 4 accounts (will consider more).
Repayment options	Direct Debit or Salary Crediting either monthly or fortnightly. Internet or telephone transfers from pre-nominated account for additional repayments.
Additional repayments	Allowable with no limit on variable rate loans. Maximum of \$10,000 pa for fixed accounts without incurring break costs.
Redraw facility	No minimum redraws via Internet or telephone banking to pre-nominated account. (\$50 fee for redraws on interest only repayments ONLY. No fee on P&I repayments.)
Withdrawals	Cash withdrawals not available other than electronic transfers as above.
Salary crediting	Available on P&I loan only. 1 st repayment must be made by direct debit.
Ability to switch	Can switch all or part of loan limit to another product.
Statement issue	Quarterly.
Deferred Establishment Fee	During year 1 1.00% of original loan amount During year 2 0.80% During year 3 0.60% During year 4 0.40% Year 5 onward 0.00%
Fees	No account keeping or on-going fees.
Substitution	Can substitute security within loan limit.

Credit Policy

Applicant types	All Borrower types.
Maximum LVR	Up to 80% LVR without mortgage insurance (refer to postcode LVR listing). Up to \$600,000 - 100% LVR (Owner Occupied purchases Metro areas Only) Up to \$750,000 - 95% LVR (refinance of three secured debts and one unsecured debt) Up to \$1M - 90% LVR \$1m + - 80% LVR (Higher with special approval) LMI may further restrict the LVR if applicable.
LMI	Required on LVR above 80% (may apply under 80% LVR to non-listed postcodes refer to postcode LVR listing available on LSA Online). Premium is capitalised however LVR is not to exceed 100% after premium is capitalised. For Max Loan Amounts for the other states please check LMI policy
Loan Purpose	All purposes as per credit guidelines.
Security types	Refer to general Credit Policy.

100% Variable Rate Home Loan

Funder	ING
Loan amounts	\$50,000 to \$600,000
Interest rate type	Variable rate only
Term	10 to 30 years
Repayment type	Principal and Interest Only
Combination and splits	N.A.
Repayment options	Direct Debit (compulsory for minimum repayment) either monthly or fortnightly. Direct Salary Crediting Internet or telephone transfers from pre-nominated account for additional repayments.
Additional repayments	Allowable with no limit on variable rate loans. Maximum of \$10,000 pa for fixed accounts without incurring break costs.
Redraw facility	No minimum redraws via Internet or telephone banking to pre-nominated account on P&I variable accounts only.
Withdrawals	Cash withdrawals not available other than electronic transfers as above.
Salary crediting	Not available
Ability to switch	Can switch all or part of loan limit to another product.
Statement issue	Quarterly.
Deferred Establishment Fee	During year 1 1.00% of original loan amount During year 2 0.80% During year 3 0.60% During year 4 0.40% Year 5 onward 0.00%
Fees	\$120 annual line fee.
Substitution	Can substitute security within loan limit.

Credit Policy

Applicant types	All Borrower types
Maximum LVR	Up to \$600 000 - 100% LVR (Purchase of Owner Occupied Property Metro areas only) Up to \$500,000 - 97% (Investment Property Purchase Metro areas only)
LMI	Always required. Premium may be capitalised on 97% LVR provided LVR does not exceed 100% after premium is capitalised.
Loan Purpose	Purchase of owner occupied property.
Security types	Metro area residential security only

Construction Loan

Funder	ING
Loan amounts	Building cost of \$50,000 to \$350,000 (all states except NSW) Excluding land cost. Maximum loan is \$850,000. Building cost of \$50,000 to \$500,000 (NSW only) Excluding land cost. Maximum loan is \$1,000,000.
Interest rate type	Variable only during construction period.
Term	10 to 30 years.
Repayment type	Interest only during the construction period, and then reverts to Standard Variable P&I. Can revert to another product if notified in writing prior to the final draw down.
Combination and splits	Not available during construction period.
Repayment options	Direct Debit (compulsory for minimum repayment). Internet or telephone transfers from pre-nominated account for additional repayments.
Additional repayments	Not available during construction period. When loan reverts, please refer to specific product.
Redraw facility	Not available during construction period. When loan reverts, please refer to specific product.
Withdrawals	Not available during construction period. When loan reverts, please refer to specific product.
Salary crediting	Not available.
Ability to switch	Not available during construction period. When loan reverts please refer to specific product.
Statement issue	Quarterly.
Deferred Establishment Fee	During year 1 1.00% of original loan amount During year 2 0.80% During year 3 0.60% During year 4 0.40% Year 5 onward 0.00%
Fees	\$120 annual line fee.
Substitution	Not available during construction period. When loan reverts, please refer to specific product.

Credit Policy

Applicant types	All Borrower types. Owner builder & developers are not eligible.
Maximum LVR	80% LVR without mortgage insurance (refer to postcode LVR listing on LSA Online). Maximum drawdown at settlement 90% of land purchase, even if mortgage insured. Sydney & Melbourne metro areas only: Up to \$750,000 - 95% LVR Up to \$1M - 90% LVR \$1m + - 80% LVR (Higher with special approval)
LMI	Required on LVR above 80% (may apply under 80% LVR to non-listed postcodes refer to postcode LVR listing available on LSA Online). Premium is capitalised however LVR is not to exceed 100% after premium is capitalised.
Security	All purposes as per credit guidelines. Un-acceptable purpose/ Security. Construction of: Spec homes Display home Demountable home or kit homes Vacant rural land outside capital cities and regional centres

Lo-Doc Loan

Funder	ING
Loan amounts	\$50,000 to \$1,500,000 to 80% LVR, LMI is required over 60% LVR. (LMI Maximum Exposure - \$1,000,000 GE & PMI)
Interest rate type	Variable.
Term	10 to 30 years.
Repayment type	Principal and Interest (amortising) or Interest only up to 5 years max.
Combination and splits	Can split up to 4 accounts (with Lo-Doc products only).
Repayment options	Direct Debit or Salary Crediting either monthly or fortnightly. Internet or telephone transfers from pre-nominated account for additional repayments.
Additional repayments	Allowable with no limit on variable rate loans.
Redraw facility	No minimum redraws via Internet or telephone banking to pre-nominated account on P&I accounts only.
Withdrawals	Cash withdrawals not available other than electronic transfers as above.
Salary crediting	Available on P&I loan only. 1 st repayment must be made by direct debit
Ability to switch	Can switch all or part of loan limit to another Lo-Loc product.
Statement issue	Quarterly.
Deferred Establishment Fee	During year 1 1.00% of original loan amount During year 2 0.80% During year 3 0.60% During year 4 0.40% Year 5 onward 0.00%
Fees	\$120 annual line fee.
Substitution	Can substitute security within loan limit.

Credit Policy

Applicant types	PAYG (as co-borrower only), self-employed and company borrowers. No trusts. Regulated and Unregulated loans. PAYG at least 12 months in the same firm or industry. Self-employed operating in the same business for a minimum of 2 years. Must be at least a permanent Australian resident. No retirees.
Maximum LVR	up to \$1,500,000 - 80% LVR in 80% postcode area. (LMI Maximum Exposure - \$1,000,000 GE & PMI)
LMI	Applicable where LVR exceeds 60% (may apply under 60% LVR to non-listed postcodes refer to postcode LVR listing available on LSA Online). Premium is capitalised.

Loan Purpose	<p>Must not be used for business purpose. Excludes payment of tax liabilities. May not be used for construction. No restriction on "cash out" if LMI is not required.</p>
Security	<p>No vacant land. No "off the plan" security. Borrowers must be the mortgagors. Inner City Apartments - subject to the following criteria: -Maximum LVR 65% where floor area of the security is at least 50 sqm. Residential acreage- subject to the following criteria: -No more than 10 hectares in size (only residential and rural residential zonings are acceptable, must be located in 80% LVR postcode area) to maximum 60% LVR.</p>
Serviceability	<p>Assessment rate higher - Lo-Doc rate plus 1.5%pa loading. Serviceability based on declared income.</p>
Documents required At application	<p>Lo-Doc Borrower declaration.</p>
Credit History	<p>Clear CRA report, no defaults, judgement etc. Telco defaults will be considered to \$500 and it must have been paid at least 6 months prior to application with satisfactory explanation. If more than 6 continuing credit contract enquiries in past 12 months then provide explanation.</p>
General Comments	<p>Clear repayment history evidence on all loans to be re-financed, no missed payments or account arrears acceptable.</p>

Lo-Doc 36 Loan

Funder	ING
Loan amounts	\$50,000 to \$1,500,000 75% LVR, LMI is required over 75% LVR (with LMI and LMI payable by client). (Minimum of \$25,000 in combination or split.)
Interest rate type	Variable. First 3 years at the Lo-Doc rate and then reverts to standard variable rate if: No more than 2 missed payments during the first 2 years. The loan account does not go into arrears in the first 2 years.
Term	10 to 30 years.
Repayment type	Principal and Interest (amortising) or Interest only up to 5 years max.
Combination and splits	Can split up to 4 accounts (with Lo-Doc products only).
Repayment options	Direct Debit or Salary Crediting either monthly or fortnightly. Internet or telephone transfers from pre-nominated account for additional repayments.
Additional repayments	Allowable with no limit on variable rate loans.
Redraw facility	No minimum redraws via Internet or telephone banking to pre-nominated account on P&I accounts only.
Withdrawals	Cash withdrawals not available other than electronic transfers as above.
Salary crediting	Available on P&I loan only. 1 st repayment must be made by direct debit
Ability to switch	Can switch all or part of loan limit to another Lo-Loc product.
Statement issue	Quarterly.
Deferred Establishment Fee	During year 1 1.00% of original loan amount During year 2 0.80% During year 3 0.60% During year 4 0.40% Year 5 onward 0.00%
Fees	\$120 annual line fee once revert to Advantage Rate Loan.
Substitution	Can substitute security within loan limit.

Credit Policy

Applicant types	PAYG (as co-borrower only), self-employed and company borrowers. No trusts. Regulated and Unregulated loans. PAYG at least 12 months in the same firm or industry. Self-employed operating in the same business for a minimum of 2 years. Must be at least a permanent Australian resident. No retirees.
Maximum LVR	up to \$1,500,000 - 75% LVR in 80% postcode area. (LMI Maximum Exposure - \$1,000,000 GE & PMI)
LMI	Applicable where LVR exceeds 75% (may apply under 75% LVR to non-listed postcodes refer to postcode LVR listing available on LSA Online). Premium is capitalised.

Loan Purpose	<p>Must not be used for business purpose. Excludes payment of tax liabilities. May not be used for construction. No restriction on "cash out" if LMI is not required.</p>
Security	<p>No vacant land. No "off the plan" security. Borrowers must be the mortgagors. Inner City Apartments - subject to the following criteria: -Maximum LVR 65% where floor area of the security is at least 50 sqm. Residential acreage- subject to the following criteria: -No more than 10 hectares in size (only residential and rural residential zonings are acceptable, must be located in 80% LVR postcode area) to maximum LVR of 60%.</p>
Serviceability	<p>Assessment rate higher - Lo-Doc rate plus 1.5%pa loading. Serviceability based on declared income.</p>
Documents required At application	<p>Lo-Doc Borrower declaration.</p>
Credit History	<p>Clear CRA report, no defaults, judgement etc. Telco defaults will be considered to \$500 and it must have been paid at least 6 months prior to application with satisfactory explanation. If more than 6 continuing credit contract enquiries in past 12 months then provide explanation.</p>
General Comments	<p>Clear repayment history evidence on all loans to be re-financed, no missed payments or account arrears acceptable.</p>

Lo Doc All in One

Funder	ING
Loan amounts	\$50,000 to \$1,500,000 to 80% LVR, LMI is required over 60% LVR. (LMI Maximum Exposure - \$1,000,000 GE & PMI) (Minimum of \$25,000 in combination or split.)
Interest rate type	Variable
Term	Evergreen.
Repayment type	Interest Only with 100% interest capitalisation.
Combination and splits	Can split up to 4 accounts (with Lo-Doc products only).
Repayment options	Direct Debit. Internet or telephone transfers from pre-nominated account for additional repayments. Direct Salary Crediting. Deposit at Westpac, Challenge & Bank of Melbourne, via pre-encoded deposit slip.
Additional repayments	Allowable with no limit.
Redraw facility	Chequebook. Internet or telephone transfers from pre-nominated account for additional repayments. ATM or EFTPOS via Nil Interest Visa Account (NIVA).
Withdrawals	Chequebook. Internet or telephone transfers from pre-nominated account for additional repayments. ATM or EFTPOS via Nil Interest Visa Account (NIVA).
NIVA Card	NIVA limit is 3% of the LOC limits from \$2000 - \$10,000. NIVA limit can be as low as \$500, however AIO account must have a NIVA. Max 3 cards, borrowers only. Unlimited free transactions. Swept from AIO account on the first day of each month. NIVA PIN is identical for ATM & EFTPOS for credit, cheque and savings transactions.
Salary crediting	Yes.
Ability to switch	Can switch all or part of loan limit to another product.
Statement issue	Monthly on both AIO & NIVA Accounts.
Deferred Establishment Fee	During year 1 1.00% of original loan amount During year 2 0.80% During year 3 0.60% During year 4 0.40% Year 5 onward 0.00%
Fees	No account keeping or on-going fees. \$1.50 for over the counter deposits and \$1.50 for cheques used in excess of 5 per month.
Substitution	Can substitute security within loan limit.

Credit Policy

Applicant types	PAYG (as co-borrower only) and self-employed. No companies or trusts. Regulated and Unregulated loans. PAYG at least 12 months in the same firm or industry. Self-employed operating in the same business for a minimum of 2 years. Must be at least a permanent Australian resident. No retirees.
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Maximum LVR	up to \$1,500,000 - 80% LVR in 80% postcode area. (LMI Maximum Exposure - \$1,000,000 GE & PMI)
LMI	To apply where LVR exceeds 60% and may apply at lower LVR's in non-listed postcodes. Premium is capitalised.
Loan Purpose	Must not be used for business purpose. Excludes payment of tax liabilities. May not be used for construction. No restriction on "cash out" if LMI is not required.
Security	No vacant land. No "off the plan" security. Borrowers must be the mortgagors. Inner City Apartments - subject to the following criteria: -Maximum LVR 65% where floor area of the security is at least 50 sqm - Residential acreage- subject to the following criteria: -No more than 10 hectares in size (only residential and rural residential zonings are acceptable, must be located in 80% LVR postcode area) to maximum 60% LVR. Generally 80% postcodes are acceptable.
Serviceability	Assessment rate higher - Lo-Doc rate plus 1.5%pa loading. Serviceability based on declared income.
Documents required At application	Lo-Doc Borrower declaration.
Credit History	Clear CRA report, no defaults, judgement etc. If more than 6 continuing credit contract enquiries in past 12 months then provide explanation. Telco defaults will be considered to \$500 and it must have been paid at least 6 months prior to application with satisfactory explanation.
General Comments	Clear repayment history evidence on all loans to be re-financed, no missed payments or account arrears acceptable. If loan purpose does not include the re-finance of existing loans, self-employed require last 3 months working account statements.