

PRODUCT GUIDE

EFFECTIVE DATE APRIL 2022



GO FLEXI BY LOAN MARKET

GO Flexi by Loan Market is powered by Pepper Money and offers a range of loan options with competitive rates, flexible terms and useful features, so you can be sure of getting a loan that is right for your circumstances.

GO Flexi by Loan Market can provide you with access to a range of flexible solutions that cater to a diverse range of residential borrowers from prime to those with a slightly impaired credit history.

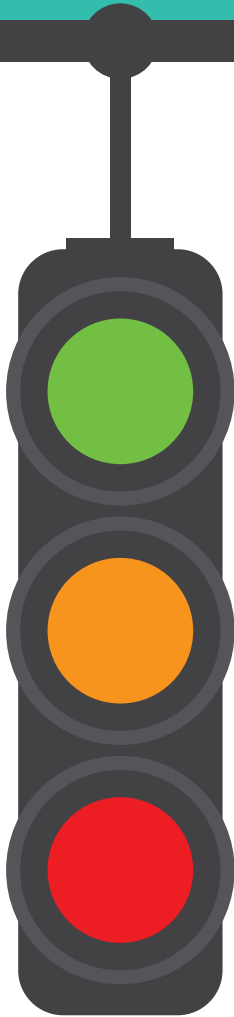
There are many things that make GO Flexi by Loan Market a great choice, here are just a few:

- Expert help from your Loan Market broker to select the options to suit your needs;
- Same day turnaround on initial decisions*
- As each application is assessed on its individual merits, GO Flexi by Loan Market provides a more flexible solution every time;
- One application provides access to multiple home loan solutions;
- With simple to understand products, GO Flexi by Loan Market makes it easy to find the right home loan for your circumstances;
- Direct lines to the credit team assessing your loan, GO Flexi by Loan Market keeps you informed every step of the way;
- Dedicated GO Flexi by Loan Market Customer Service team to assist in priority service;
- Access to Loan Adviser for up-to-date reporting and statements

*Same day approvals for applications lodged before 1pm AEST (or 12pm in WA).



THE GO FLEXI SUITE OF HOME LOANS



GO FLEXI PRIME

PRIME Full Doc and Full Doc PLUS	3
PRIME Alt Doc and Alt Doc PLUS	4



GO FLEXI NEAR PRIME

NEAR PRIME Full Doc and Full Doc PLUS	5
NEAR PRIME Alt Doc and Alt Doc PLUS	6



GO FLEXI SPECIALIST

SPECIALIST Full Doc and Full Doc PLUS	7
SPECIALIST Alt Doc and Alt Doc PLUS	8

Product Comparison	9
Servicing and Additional Lending Policies	10–11

Product Specifications

	Full Doc	Full Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied or investment properties and also includes: <ul style="list-style-type: none"> Interest Only loans
Minimum Loan Size	\$100,000	For all loan sizes refer to Product Comparison
Maximum Loan Size	\$2,000,000 (up to 70% LVR)	
Maximum LVR	<ul style="list-style-type: none"> Up to 95% for purchases (inclusive of fees) for loans up to \$650,000 Up to 90% for all other loan purposes (inclusive of fees) for loans up to \$750,000 	
Credit History	Paid defaults up to \$500 may be considered	
Genuine Savings	5% required if LVR >90% (inclusive of fees)	
Cash Out	Cash out up to 90% LVR [^] . Not available for business use	
Debt Consolidation	Debt consolidation (maximum of 4 debts)	
Income Documentation (PAYG)	Last 2 pay slips PLUS ONE of the following: <ul style="list-style-type: none"> Letter of employment Latest group certificate Tax assessment notice 3 months bank statements 	
Income Documentation (Self Employed)	<ul style="list-style-type: none"> Last 2 years tax returns Last 2 years tax assessment notices; and Last 1 month of business bank statements 	
Acceptable Securities	<ul style="list-style-type: none"> Residential securities in categories 1 – 4 with a maximum land size of 25 acres (10 hectares) Vacant Residential Land only in categories 1 and 2 with a maximum size of 2.5 acres (max 65% LVR and max loan size of \$650,000) 	

Product Features

Loan term	10 – 30 years	
Repayment Options	Principal and Interest	<ul style="list-style-type: none"> Principal and Interest Interest Only (maximum 5 years followed by Principal and Interest) Interest Only is limited on owner occupied properties to 50% of total loan limit
Interest Rate Type	Variable	
Redraw	<ul style="list-style-type: none"> Minimum manual redraw amount is \$1,000 Minimum online redraw is \$50 	
Offset Sub-Account	100% Interest Offset Sub-Account available	
Account Splits	Maximum of four splits (including 100% Interest Offset Sub-Account split)	
Lump Sum Payments	Free additional payments are allowed	
Fee Capitalisation	<ul style="list-style-type: none"> Fees can be capitalised up to 95% LVR (inclusive of fees) for purchases only Fees can be capitalised up to 90% LVR (inclusive of fees) for all other loans 	
Transaction Facilities	<ul style="list-style-type: none"> Online Telephone ATM Visa Debit Card (including payWave) Redraw facility BPAY Direct Debit 	

Product Specifications		
	Alt Doc	Alt Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied and/or investment properties, and also includes: <ul style="list-style-type: none"> • Interest Only loans
Minimum Loan Size	\$100,000	For all loan sizes refer to Product Comparison
Maximum Loan Size	\$2,000,000 (up to 70% LVR)	
Maximum LVR	Up to 80% for all loan purposes (inclusive of fees) for loans up to \$1,000,000	
Credit History	Paid defaults up to \$500 may be considered	
Genuine Savings	Not required	
Cash Out	Cash out up to 80% LVR [^] . Not available for business use	
Debt Consolidation	Debt consolidation (maximum of 4 debts)	
Income Documentation (Self Employed)	<ul style="list-style-type: none"> • ABN registered for 24 months • GST registered for 12 months • Declaration of financial position and last 1 month's business bank statements PLUS TWO of the following: <ul style="list-style-type: none"> – 6 months business bank statements (inclusive of the last 1 month) – 6 months BAS – Accountant's letter 	
Acceptable Securities	<ul style="list-style-type: none"> • Residential securities in categories 1 – 4 with a maximum land size of 25 acres (10 hectares) • Vacant Residential Land only in categories 1 and 2 with a maximum size of 2.5 acres (max 65% LVR and max loan size of \$650,000) 	
Product Features		
Loan term	10 – 30 years	
Repayment Options	Principal and Interest	<ul style="list-style-type: none"> • Principal and Interest • Interest Only (maximum 5 years followed by Principal and Interest) <p><small>Interest Only is limited on owner occupied properties to 50% of total loan limit</small></p>
Interest Rate Type	Variable	
Redraw	<ul style="list-style-type: none"> • Minimum manual redraw amount is \$1,000 • Minimum online redraw is \$50 	
Offset Sub–Account	100% Interest Offset Sub–Account available	
Account Splits	Maximum of four splits (including 100% Interest Offset Sub-Account split)	
Lump Sum Payments	Free additional payments are allowed	
Fee Capitalisation	Fees can be capitalised up to 80% LVR (inclusive of fees)	
Transaction Facilities	<ul style="list-style-type: none"> • Online • Telephone • ATM • Visa Debit Card (including payWave) • Redraw facility • BPAY • Direct Debit 	

[^]Cash out greater than \$50,000 will require verification of use. Refer to page 11 for additional notes.

Product Specifications

	Full Doc	Full Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied or investment properties and also includes: <ul style="list-style-type: none"> Interest Only loans
Minimum Loan Size	\$50,000	For all loan sizes refer to Product Comparison
Maximum Loan Size	\$2,500,000 (up to 65% LVR)	
Maximum LVR	<ul style="list-style-type: none"> Up to 95% for purchases (inclusive of fees) for loans up to \$650,000 Up to 90% for all other loan purposes (inclusive of fees) for loans up to \$850,000 (Syd/Mel metro) or \$800,000 (all other locations) 	
Credit History	<ul style="list-style-type: none"> Unlimited defaults, judgements and writs up to \$1,000 accepted (paid or unpaid) Unlimited defaults, judgements and writs > \$1,000, listed >24 months (paid or unpaid) accepted Up to 3 months non-mortgage arrears (within the last 3 months)[#] Discharged from bankruptcy (1 day accepted) 	
Genuine Savings	5% required if LVR >90% (inclusive of fees)	
Cash Out	Cash out up to 90% LVR [^] for acceptable purposes including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (PAYG)	Last 2 pay slips PLUS ONE of the following: <ul style="list-style-type: none"> Letter of employment Latest group certificate Tax assessment notice 3 months bank statements 	
Income Documentation (Self Employed)	<ul style="list-style-type: none"> Last 2 years tax returns Last 2 years tax assessment notices; and Last 1 month of business bank statements 	
Acceptable Securities	<ul style="list-style-type: none"> Residential securities in categories 1 – 4 with a maximum land size of 25 acres (10 hectares) Vacant Residential Land only in categories 1 and 2 with a maximum size of 2.5 acres (max 65% LVR and max loan size of \$650,000) 	

Product Features

Loan term	10 – 40 years	<ul style="list-style-type: none"> Principal & Interest: 10 – 40 years Interest Only: 10 – 30 years
Repayment Options	Principal and Interest	<ul style="list-style-type: none"> Principal and Interest Interest Only (maximum 5 years followed by Principal and Interest)
Interest Rate Type	Variable	
Redraw	<ul style="list-style-type: none"> Minimum manual redraw amount is \$1,000 Minimum online redraw is \$50 	
Offset Sub–Account	100% Interest Offset Sub–Account available	
Account Splits	Maximum of four splits (including 100% Interest Offset Sub–Account split)	
Lump Sum Payments	Free additional payments are allowed	
Fee Capitalisation	<ul style="list-style-type: none"> Fees can be capitalised up to 95% LVR (inclusive of fees) for purchases only Fees can be capitalised up to 90% LVR (inclusive of fees) for all other loans 	
Transaction Facilities	<ul style="list-style-type: none"> Online Telephone ATM Visa Debit Card (including payWave) Redraw facility BPAY Direct Debit 	

Product Specifications		
	Alt Doc	Alt Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	Purchase or refinance of owner occupied and/or investment properties, and also includes: <ul style="list-style-type: none"> Interest Only loans
Minimum Loan Size	\$50,000	For all loan sizes refer to Product Comparison
Maximum Loan Size	\$2,500,000 (up to 65% LVR)	
Maximum LVR	Up to 85% for all loan purposes (inclusive of fees)	
Credit History	<ul style="list-style-type: none"> Unlimited defaults, judgements and writs up to \$1,000 accepted (paid or unpaid) Unlimited defaults, judgements and writs > \$1,000, listed >24 months (paid or unpaid) accepted Up to 3 months non-mortgage arrears (within the last 3 months)[#] Discharged from bankruptcy (1 day accepted) 	
Genuine Savings	Not required	
Cash Out	Cash out up to 90% [^] LVR for acceptable purposes including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (Self Employed)	<ul style="list-style-type: none"> ABN registered for 24 months GST registered for 12 months Declaration of financial position and last 1 month's business bank statements PLUS ONE of the following: <ul style="list-style-type: none"> 6 months business bank statements (inclusive of the last 1 month) 6 months BAS Accountant's letter 	
Acceptable Securities	<ul style="list-style-type: none"> Residential securities in categories 1 – 4 with a maximum land size of 25 acres (10 hectares) 	
Product Features		
Loan term	10 – 40 years	<ul style="list-style-type: none"> Principal & Interest: 10 – 40 years Interest Only: 10 – 30 years
Repayment Options	Principal and Interest	<ul style="list-style-type: none"> Principal and Interest Interest Only (maximum 5 years followed by Principal and Interest)
Interest Rate Type	Variable	
Redraw	<ul style="list-style-type: none"> Minimum manual redraw amount is \$1,000 Minimum online redraw is \$50 	
Offset Sub–Account	100% Interest Offset Sub–Account available	
Account Splits	Maximum of four splits (including 100% Interest Offset Sub-Account split)	
Lump Sum Payments	Free additional payments are allowed	
Fee Capitalisation	<ul style="list-style-type: none"> Fees can be capitalised up to 85% LVR (inclusive of fees) for purchases only Fees can be capitalised up to 80% LVR (inclusive of fees) for all other loans 	
Transaction Facilities	<ul style="list-style-type: none"> Online Telephone ATM Visa Debit Card (including payWave) Redraw facility BPAY Direct Debit 	

[^]Cash out greater than \$50,000 will require verification of use. [#]Refer to Repayment History Information on page 11. Refer to page 11 for additional notes.

Product Specifications

	Full Doc	Full Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied properties	
Minimum Loan Size	\$50,000	For all loan sizes refer to Product Comparison
Maximum Loan Size	\$2,500,000 (up to 65% LVR)	\$1,000,000 (up to 70% LVR)
Maximum LVR	Up to 80% for all loan purposes (inclusive of fees)	
Credit History	<ul style="list-style-type: none"> Unlimited defaults, judgements and writs up to \$1,000 accepted Unlimited defaults, judgements and writs >\$1,000, listed >12 months [paid or unpaid] Up to 1 month mortgage arrears [within last 6 months] Up to 6 months non-mortgage arrears[#] Discharged from bankruptcy [1 day accepted] 	Additional PLUS allowances: <ul style="list-style-type: none"> Unlimited defaults, judgements or writs from 1 credit event <12 months [paid or unpaid] Unlimited mortgage and non-mortgage arrears [within last 6 months]
Genuine Savings	Not required	
Cash Out	Unlimited [^] for acceptable purposes including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (PAYG)	Last 2 pay slips PLUS ONE of the following: <ul style="list-style-type: none"> Letter of employment Latest group certificate Tax assessment notice 3 months bank statements 	
Income Documentation (Self Employed)	<ul style="list-style-type: none"> Last 2 years tax returns Last 2 years tax assessment notices; and Last 1 month of business bank statements 	
Acceptable Securities	Residential securities in categories 1 – 4 with a maximum land size of 25 acres (10 hectares)	Residential securities in categories 1 and 2 with a maximum land size of 25 acres (10 hectares)

Product Features

Loan term	10 – 40 years (Interest Only not available for terms > 30 years)
Repayment Options	<ul style="list-style-type: none"> Interest Only (maximum 5 years followed by Principal and Interest) Principal and Interest
Interest Rate Type	Variable
Redraw	<ul style="list-style-type: none"> Minimum manual redraw amount is \$1,000 Minimum online redraw is \$50
Offset Sub–Account	100% Interest Offset Sub–Account available
Account Splits	Maximum of four splits (including 100% Interest Offset Sub–Account split)
Lump Sum Payments	Free additional payments are allowed
Fee Capitalisation	Fees can be capitalised up to 80% LVR (inclusive of fees)
Transaction Facilities	<ul style="list-style-type: none"> Online Telephone ATM Visa Debit Card (including payWave) Redraw facility BPAY Direct Debit

Product Specifications

	Alt Doc	Alt Doc PLUS
Loan Purpose	Purchase or refinance of owner occupied and/or investment properties	
Minimum Loan Size	\$50,000	For all loan sizes refer to Product Comparison
Maximum Loan Size	\$2,500,000 (up to 65% LVR)	\$1,000,000 (up to 70% LVR)
Maximum LVR	Up to 80% for all loan purposes (inclusive of fees)	Up to 75% (inclusive of fees) for loans up to \$750,000
Credit History	<ul style="list-style-type: none"> Unlimited defaults, judgements and writs up to \$1,000 accepted Unlimited defaults, judgements and writs >\$1,000, listed >12 months (paid or unpaid) Up to 1 month mortgage arrears (within last 6 months) Up to 6 months non-mortgage arrears[#] Discharged from bankruptcy (1 day accepted) 	Additional PLUS allowances (not available for ABNs registered 12 months): <ul style="list-style-type: none"> Unlimited defaults, judgements or writs from 1 credit event listed < 12 months (paid or unpaid) Unlimited mortgage and non-mortgage arrears (within last 6 months)
Genuine Savings	Not required	
Cash Out	Unlimited [^] for acceptable purposes including renovations and business use	
Debt Consolidation	Debt consolidation for an unlimited number of debts including payout of ATO debts	
Income Documentation (Self-Employed)	<ul style="list-style-type: none"> ABN registered for 12 months* GST registered for 12 months Declaration of financial position and last 1 month's business bank statements PLUS ONE of the following: <ul style="list-style-type: none"> 6 months business bank statements (inclusive of the last 1 month) 6 months BAS Accountant's letter 	
Acceptable Securities	Residential securities in categories 1 – 4 with a maximum land size of 25 acres (10 hectares)	Residential securities in categories 1 and 2 with a maximum land size of 25 acres (10 hectares)

Product Features

Loan term	10 – 40 years (Interest Only not available for terms > 30 years)	
Repayment Options	<ul style="list-style-type: none"> Interest Only (maximum 5 years followed by Principal and Interest) Principal and Interest 	
Redraw	<ul style="list-style-type: none"> Minimum manual redraw amount is \$1,000 Minimum online redraw is \$50 	
Offset Sub-Account	100% Interest Offset Sub-Account available	
Account Splits	Maximum of four splits (including 100% Interest Offset Sub-Account split)	
Lump Sum Payments	Free additional payments are allowed	
Fee Capitalisation	Fees can be capitalised up to 80% LVR (inclusive of fees)	Fees can be capitalised up to 75% LVR (inclusive of fees)
Transaction Facilities	<ul style="list-style-type: none"> Online Telephone ATM Visa Debit Card (including payWave) Redraw facility BPAY Direct Debit 	

PRODUCT COMPARISON

	Go Flexi Prime		Go Flexi Near Prime		Go Flexi Specialist			
	Full Doc	Alt Doc	Full Doc	Alt Doc	Full Doc	Full Doc PLUS	Alt Doc	Alt Doc PLUS
Max LVR	Up to 95% (purchase) Up to 90% (refinance)	Up to 80%	Up to 95% (purchase) Up to 90% (refinance)	Up to 85% (purchase) Up to 80% (refinance)	Up to 80%		Up to 80%	Up to 75%
Loan Term	10 – 30 years		10 – 40 years		10 – 40 years			
Interest Only (maximum 5 years)	PLUS only		PLUS only		✓			
Income Documentation (PAYG)	Last 2 pay slips PLUS ONE supporting document*	✗	Last 2 pay slips PLUS ONE supporting document*	✗	Last 2 pay slips PLUS ONE supporting document*		✗	
Income Documentation (Self-Employed)^	Last 2 years tax returns PLUS last 2 years tax assessment	ABN – 24 months GST – 12 months Declaration of financial position PLUS TWO supporting documents^	Last 2 years tax returns plus last 2 years tax assessment	ABN – 24 months GST – 12 months Declaration of Financial Position PLUS ONE supporting document^	Last 2 years tax returns PLUS last 2 years tax assessment		ABN – 12 months^^ GST – 12 months Declaration of Financial Position PLUS ONE supporting document^	
Credit impairment up to \$1,000#	✗ (paid defaults up to \$500 considered)		✓		✓			
Credit impairment < 12 months#	✗		✗		✗	✓ (unlimited when 1 credit event)	✗	✓ (unlimited when 1 credit event)
Credit impairment > 12 months#	✗		Unlimited when listed >24 months		✓			
Mortgage Arrears	✗		✗		✓ Up to 1 month within last 6 months	✓	✓ Up to 1 month within last 6 months	✓
Non-Mortgage Arrears	✗		Up to 3 months (within last 3 months)		✓	✓	✓	✓
Cash Out	Up to 90% LVR	Up to 80% LVR	Up to 90% LVR	Up to 80% LVR	Up to 75% LVR			

Loan size limits (applicable to residential securities in categories 1 and 2)

	Full doc & Full Doc PLUS	Alt doc & Alt Doc PLUS	Full doc & Full Doc PLUS	Alt doc & Alt Doc PLUS	Full Doc	Full Doc PLUS	Alt Doc	Alt Doc PLUS
Up to 65%	\$2M	\$2M	\$2.5M	\$2.5M	\$2.5M	\$1M	\$2.5M	\$1M
Up to 70%	\$2M	\$2M	\$2M	\$2M	\$2M	\$1M	\$2M	\$1M
Up to 75%	\$1.5M	\$1.5M	\$1.75M	\$1.75M	\$1.75M	\$750K	\$1.75M	\$750K
Up to 80%	\$1.5M (Syd/ Mel metro) \$1M (all other locations)	\$1M	\$1.5M	\$1.5M	\$1.25M	\$750K	\$1.25M	—
Up to 85%	\$850K	—	\$1M	\$650K	—	—	—	—
Up to 90%	\$750K	—	\$1.5M (Syd/ Mel metro) \$1M (all other locations)	—	—	—	—	—
Up to 95%	\$650K	—	\$650K	—	—	—	—	—

*Supporting PAYG documentation includes - letter of employment, tax assessment notice, latest group certificate or 3 months bank statements.
^In addition, self-employed applicants will need to supply the last 1 month of business bank statements. Supporting self-employed documentation includes – 6 months business bank statements, 6 months BAS or Accountant's letter. Accountant's letter not available for use on Pepper NEAR PRIME or SPECIALIST loans > \$1.5m or SPECIALIST PLUS. ^^12 months ABN history required if applicant has a clean credit history [no credit impairments > \$500 and no arrears]. Otherwise 24 months ABN history will be required. #Credit impairment refers to credit related defaults, judgements or writs.

SERVICING AND ADDITIONAL LENDING POLICIES

Acceptable Employment & Income		
Employment type	Income Definiton	Allowance
Full or Part-Time or Contract (PAYG)	Base salary, allowances and shift penalties. PRIME <ul style="list-style-type: none"> Minimum 12 months continuous employment within same industry, or Minimum 6 months employment with current employer. NEAR PRIME or SPECIALIST No minimum time frame required	100%
Casual or Second Job	Minimum 6 months continuous service with current employer	50%
Overtime	Must be demonstrated over the last 12 months. If borrower is employed in essential government services (for example, police, nurse, fire brigade etc.)	100%
	For all other services	50%
Commissions/ Bonuses	<ul style="list-style-type: none"> Must be demonstrated over the last 2 years and verified as ongoing after 1 July 2020 	50%
Self-Employed	<ul style="list-style-type: none"> Acceptable forms of income including Net Profit Before Tax, Directors wages/salaries, Depreciation, Interest on debts being refinanced and Superannuation contribution in excess of 9.5%. Minimum self-employed period of 24 months One month business bank statements dated within one week of application date, will be required to verify current business revenue levels are in line with the other income verification documents provided. 	100%
Centrelink Pensions	Centrelink Pension received (e.g. aged, invalid etc.)^^	100%
Superannuation	Pension or annuities	100%
Rental Income	Rental income to be received post settlement	80%
Housing Allowance	Allowance provided by employer or government bodies (not accepted on PRIME)	100%
Forms of Guaranteed Income	Inheritance and trust beneficiaries etc (not accepted on PRIME)	100%
Child Support Payments	If a court order or a child support agency agreement exists or proof of receipt for a period of 3 months continuous payments with no age restrictions. The following evidence of receipt of payments is required: <ul style="list-style-type: none"> Proof of receipt of maintenance for a continuous period of at least 3 months by way of savings statements; or Child Support Agency letter to confirm the maintenance agreement. Only accepted on PRIME where the benefit is available for the next five years	100%
Family Payments	Family assistance payment for dependent children regardless of age. (Part A, Part B and parenting will be used, rental, sickness and pharmaceutical allowances are not to be used.) Only accepted on PRIME where the benefit is available for the next five years.	100%
Fully Maintained Company Car	Maximum of \$5,000 can be added to the Gross Taxable Income	Up to \$5,000
Car Allowance	100% if a condition of a borrower's employment	100%

^^Applicants that derive majority of their income from Centrelink and Social Benefits Income can qualify for a maximum 75% LVR on the Pepper SPECIALIST Full Doc product.

Please note: Income from dividends and distributions are excluded.

- The % of income allowed is based on the borrower being able to meet the Acceptable Employment Type policy.
- An average of the last 2 years income is used for servicing unless the most recent year is less than the average. In this case, the most recent year is used. Applies to Full Doc applications only.

SERVICING AND ADDITIONAL LENDING POLICIES

Servicing

All loans to be serviced at a benchmark rate of 5.85% or 2.50% above the applicable rate, whichever is the higher. Applicants that have majority of their income from Centrelink and Social Benefit Income can only qualify for a maximum 75% LVR on the SPECIALIST Full Doc and serviceability must be a minimum of 1.25%. For loans with an LVR of greater than 90%, serviceability must be a minimum of 1.35%. Refer to Pepper Money's serviceability calculator on pepper.com.au/broker/white-label

Negative Gearing

Negative Gearing is accounted for during the loan assessment⁵.

Sole Applicants in Spousal Relationships

If a sole borrower is in a spousal relationship and household cash flow is split, we will take 50% of joint debt repayments and apply a single living expense view for our applicant. The loan will be subject to a servicing test at both a household and applicant level. The following documentation is required for the non-borrowing spouse:

- Income verification documents
- Asset and Liability Statement
- Living Expenses Statement
- Signed Privacy Act

Security

Lending Areas

Lending areas based on postcode listing:

- Category 1 — Maximum LVR 95%
- Category 2 — Maximum LVR 95%
- Category 3 — Maximum LVR 75%
- Category 4 — Maximum LVR 70%

Maximum Exposure Limits

- The maximum exposure per applicant is:
 - PRIME — \$2,500,000
 - NEAR PRIME & SPECIALIST — \$4,000,000
- The maximum exposure per security is \$1,500,000 for PRIME and NEAR PRIME

Security Titles Considered

- Torrens, old system, community, crown lease.

Vacant Land

- Vacant land on PRIME Full Doc and Alt Doc and NEAR PRIME Full Doc only for residential properties in categories 1 and 2, to a maximum land size of 2.5 acres.

Developments and Units

- Maximum three securities per development or maximum exposure not more than 25%.
- Restriction on units within high density post codes apply. Unit blocks cannot be comprised of more than 35 units when located within a high-density post code (see website for locations).
- New units (< 12 months old) are excluded if a development is comprised of more than 35 units.
- Maximum LVR on new units (< 12 months old) of 75%.

Darwin Securities

Securities located within Darwin and where the value is >1.5 times the local (postcode) median house price are considered not acceptable. When a unit is located in a development consisting of 35 or more units it is an unacceptable security. The maximum LVR on all other units located in Darwin is 70% (exclusive of fees).

Western Australian Securities

- Maximum LVR of 85% where the loan is secured by a unit.
- Maximum LVR of 85% for Interest Only loans

Will Not Lend On

Rural properties, commercial properties, relocatable and mobile homes, serviced apartments, studio apartments, resort complexes, retirement villages, bedsits and heritage listed buildings.

Responsible Lending

Pepper Money is committed to responsible lending. We recognise the importance of working with our valued distribution partners to ensure we all play our part in conducting business in an ethical and responsible manner. To find out more about Pepper Money's approach to responsible lending visit pepper.com.au/responsible-lending

Additional Lending Policies

All mortgage applications must clearly demonstrate a substantial benefit to the applicant(s).

Pepper Money Will Lend To

- Private partnerships, companies, trustees (maximum 6 borrowers).

Non-Conforming and Private or Solicitor Loans:

Will refinance non-conforming, private and solicitor loans.

Portability

Pepper Money offers portability on all new loans. Subject to conditions Go to 'Documents and forms' section on pepper.com.au/broker/white-label for details.

Bank Statements

Applicants' last three months personal bank statements may be needed for positive confirmation of their declared living expenses.

Mortgage Statements

- 6 months mortgage statements required on any owner occupied or investment loan being refinanced.
- 12 months mortgage statements required on refinancing of nonconforming loans.
- Loan statements are not required where the loan Repayment History Information can be verified on the Applicant's credit file obtained by Pepper Money. In such cases proof of balance may still be required. Loan or transactional statements may be required to establish a customer's historic repayment level where a history of arrears is present.

Repayment History Information (RHI)

Repayment History Information indicates whether the minimum repayment on a credit account was made on time (or within a 14-day grace period) and if not, how late the payment was made. The RHI column shows the number of months that the minimum repayment was not met. The corresponding product column shows product placement for such repayment history.

MORTGAGES		NON MORTGAGES	
RHI	PRODUCT	RHI	PRODUCT
0	Prime	0	Prime
1	Specialist	1	Near Prime
2	Specialist Plus	2	Near Prime
3	Specialist Plus	3	Near Prime
4	Specialist Plus	4	Specialist
5	Specialist Plus	5	Specialist
6	Specialist Plus	6	Specialist
X	Specialist Plus	X	Specialist Plus

Additional Advance

- The loan must have settled at least 3 months for PRIME and 6 months for NEAR PRIME/SPECIALIST prior to the application for further borrowing.

The loan must be current with no dishonoured payments within the 3 months for PRIME and 6 months for NEAR PRIME/SPECIALIST prior to application.

- Minimum amount \$10,000.
- \$395 Establishment fee or \$100 if broker orders valuation.
- 1% Mortgage Risk Fee (on Additional Advance amount only)
- For PRIME loans, Lender Protection Fee (LPF) payable is LPF on total amount less LPF already paid.
- Legal Fees of \$150 plus disbursements are payable.

When an application for an Additional Advance is received, customer and security information will need to be updated. The documentation that will be required is as follows:

New fully completed Pepper Money Additional Advance Application Form.

- Updated income evidence, including pay slips or Alt Doc Income Declaration.
- A new Equifax report will be ordered.
- A new Full Valuation will be requested.
- The Building Insurance figure will be updated.
- If there is any new adverse credit information a request for further details will be made.
- Funds will be disbursed by a Pepper Money panel Solicitor after receipt of all security documents.

Additional Notes

- ¹ Refer to Pepper Money's Postcode Search in Tools section on pepper.com.au/broker/white-label for category lending limits
- ² Additional terms and conditions apply to Interest Only loans which are set out in the customer's loan agreement. Principal and Interest repayments are calculated on the residual loan term
- ³ The terms and conditions applicable to Offset Sub-Accounts are set out in the customer's loan agreement
- ⁴ Refer to LPF Calculator in Tools section on pepper.com.au/broker/white-label
- ⁵ Pepper Money is not liable for any taxation related assumptions or representations associated with the negative gearing.

Sales Support

Contact us on **1800 737 737**

Email us at whitelabel@pepper.com.au

Or visit us at pepper.com.au/broker/white-label

Disclaimer

This product guide is accurate as at the effective date of this document. Pepper Money reserves the right to alter the policies at any time without notice. We will notify borrowers of changes in accordance with their loan agreement and the National Consumer Credit Protection Act.

Confidential

this product guide is a reference guide for mortgage professionals accredited to distribute Pepper Money products and is not intended as an advertisement to the public. It is made available on a strictly confidential basis and must not be reproduced in whole or part, or distributed to any person or organisation without Pepper Money's prior written consent. It must not be made available to the public under any circumstances. Whilst every effort has been made to ensure this product guide is accurate, it should not be relied upon for any purpose or used as a substitute for independent professional advice.

Warning

You must comply with all legal requirements. Non-compliance with the law may attract civil and/or criminal penalties.

Go FLEXI
BY Loan Market™