

## September 2016

Feature	Overview			
	Purchase, construction, or refinance <sup>1</sup> of a residential owner occupied home.			
Type of LMI cover	100% cover.			
<b>Maximum LVR and loan amounts by location classification</b>				
<b>Full income documentation:</b> (LVR excludes premium capitalisation)	<b>Location</b>	<b>Security</b>	<b>90% LVR</b>	<b>95% LVR</b>
	Metropolitan	Dwelling	\$1,200,000	\$900,000
		Land	\$720,000	\$600,000
	Regional	Dwelling	\$900,000	\$600,000
		Land	\$600,000	Not available
	National	Dwelling	\$550,000	\$275,000
		Land	\$330,000	Not available
	<b>Self certified:</b> (LVR includes premium capitalisation)	<b>Location</b>	<b>Security</b>	<b>80% LVR</b>
Metropolitan		Dwelling	\$1,000,000	
		Land	\$500,000	
Regional		Dwelling	\$500,000	
		Land	\$500,000	
National		Dwelling	\$250,000	
		Land	\$250,000	
<b>Security</b>		Subject to guidelines by security type and purpose. All locations must have an active property market and be acceptable to QBE LMI.		
<b>Maximum policy term</b>	30 years.			
<b>Eligible borrowers</b>	QBE LMI will insure residential mortgage loans made to: <ul style="list-style-type: none"> <li>• Individuals.</li> <li>• Companies.</li> <li>• Trusts.</li> </ul>			
<b>Loan purpose</b>	<ul style="list-style-type: none"> <li>• Purchase or construction of an owner occupied residential property.</li> <li>• Other purposes - see ImiGUIDE.</li> </ul>			
<b>Borrower exposure</b>	<p>The aggregate exposure for any one borrower is \$3,000,000 - subject to a maximum exposure against a single security of \$1,200,000.</p> <p>Where aggregate exposure includes any self certified loans the maximum exposure is \$2,500,000.</p> <p>Maximum exposure for business loans is \$500,000.</p>			

<sup>1</sup>Refinance and debt consolidation are not available under the self certified option.

Feature	Overview						
<b>Loan types</b>	<ul style="list-style-type: none"> <li>• Principal &amp; Interest (P&amp;I).</li> <li>• Interest only (max 10 years) converting to P&amp;I.</li> <li>• Line of credit up to a maximum loan amount of \$750,000 and:               <ul style="list-style-type: none"> <li>– maximum LVR of 90%</li> <li>– maximum loan term of 25 years</li> <li>– contractual monthly payments covering the accrued interest.</li> </ul> </li> </ul>						
<b>Genuine savings and equity</b>	Source of funds for the transaction must be disclosed and acceptable to QBE LMI.						
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<b>Servicing capacity calculation</b>	<p>Based on calculation of net servicing ratio (NSR) using QBE LMI assessment interest rate. For loan amounts:</p> <ul style="list-style-type: none"> <li>• Up to and including \$750,000: maximum NSR is 100%.</li> <li>• Greater than \$750,000: maximum NSR is 95%.</li> </ul>						
<b>Employment</b>	<p><b>Permanent full-time employed and contract PAYG</b> A borrower must have completed probation in their current role and have had no more than 2 jobs in the past 12 months</p> <p><b>Self employed borrowers:</b> Minimum 2 years in the same business verified by an online ABN / ACN search.</p>						
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