

ImiFirst Home™ Fast Facts - July 2019

Feature	Guidelines
Type of LMI cover	Full income documentation - 100% cover.
Loan purpose	<ul style="list-style-type: none"> • Purchase or construction of an owner-occupied residential property for first home buyers. • Additional or top-up loans are ineligible for first home buyer discount unless part of a house-land construction package.
Eligible borrowers	<p>Individuals who are purchasing or building a residential property for owner-occupation who have a clear credit history (i.e. no defaults or poor payment history) and are either:</p> <ul style="list-style-type: none"> • Eligible to receive the first home owners grant, or • Eligible to receive stamp duty concessions or exemptions, or • Able to demonstrate¹ that they haven't or do not currently own a home.

Maximum LVR and loan amounts by location classification

Full income documentation: Improved security only (LVR excludes premium capitalisation)	Location	90% LVR	95% LVR
	Metropolitan	\$1,200,000	\$900,000
	Regional	\$900,000	\$600,000
	National	\$550,000	\$275,000

Security	<ul style="list-style-type: none"> • Subject to security type and loan purpose parameters. • The property must be in good condition in an active property market and be acceptable to QBE LMI. • Vacant land is only acceptable as part of a house and land construction package. • 2nd Mortgages are unacceptable.
Maximum policy term	30 years.
Borrower exposure	<ul style="list-style-type: none"> • One policy per Borrower. • Additional loans or subsequent top-up loans will be assessed under ImiHome™ guidelines and pricing.
Loan payment type	<ul style="list-style-type: none"> • Principal & Interest (P&I); or • Where the loan purpose is construction, loan type may be interest only converting to P&I once the property is complete.

¹Lenders must search a borrower's home loan application and supporting documentation for home ownership

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<p>Genuine savings</p>	<ul style="list-style-type: none"> • Where the LVR is above 90%, at least 5% of the purchase price must be provided by the borrower from genuine savings. • Where 3 months savings account history is not available, QBE LMI will accept a Borrowers rental history for the past 6 months. One of the following options must be provided along with the savings account history that is available: <ul style="list-style-type: none"> – The past 6 consecutive months rental statements, from the real estate agent managing the property, evidencing rent paid in the name of at least one borrower; or – The past 6 consecutive months transaction account statements, of an account in the name of at least one of the borrowers, showing clearly identified rental payments being paid. • Rental history must show consistent and timely payments. Any payment overdue by 7 days or more is unacceptable. The latest rental statement must be less than 30 days at the time of the home loan application. and include the: <ul style="list-style-type: none"> – Full name of the tenant or tenants (one or more of which must be the borrower or borrowers); and – Address of the property; and – Commencement date of the tenancy; and – Amount of rent paid per cycle.
<p>Servicing capacity calculation</p>	<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"> • Up to and including \$750,000: maximum NSR is 100%. • Greater than \$750,000: maximum NSR is 95%.
<p>Employment</p>	<p>Permanent full-time employed and contract PAYG 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>Self-employed borrowers Minimum 2 years in the same business verified by an online ABN / ACN search. Full income documentation required with 2 years tax return and ATO assessment notices.</p>