

June 2025

Feature	Guidelines (Capitalised terms have the meaning defined in section 22 of the LMI Guide).			
For residential investment lending.				
Location limits	The maximum LVR is 95% excluding premium capitalisation and 100% including premium capitalisation.			
	Location	Property type (min 1 bedroom)	90% LVR	95% LVR
	Metropolitan A	House / unit / townhouse / villa	\$2,500,000	\$2,500,000
		High-Density Apartment	\$2,500,000	\$2,500,000
		Vacant Land	\$900,000	\$900,000
	Metropolitan	House / unit / townhouse / villa	\$1,500,000	\$1,500,000
		High-Density Apartment	\$1,500,000	\$1,500,000
		Vacant Land	\$800,000	\$800,000
	Regional	House / unit / townhouse / villa	\$1,000,000	\$1,000,000
		High-Density Apartment	\$1,000,000	\$1,000,000
		Lifestyle Property	\$1,000,000	Not available
		Vacant Land	\$650,000	Not available
	National	House / unit / townhouse / villa	\$650,000	\$650,000
		Lifestyle Property	\$650,000	Not available
		Vacant Land	\$350,000	Not available
Applications submitted above these location limits will be reviewed by the underwriting team on a case-by-case basis.				
LVR restrictions apply to investment property and any Off-the-Plan or New-to-Market High-Density Apartments in a restricted postcode. See the Location Guide for ImilInvest™ and HDD Restricted Postcodes.				
Borrower exposure	<ul style="list-style-type: none">• The total of a Lender’s QBE LMI mortgage insured loans to any one Borrower is \$5,000,000.• The maximum exposure against a single security is \$2,500,000.• The maximum number of investment properties a Borrower can own is four including those unencumbered or without LMI.			
Property / security	Property used to secure a home loan needs to meet all standard underwriting criteria and the following minimum requirements: <ul style="list-style-type: none">• Must be zoned for residential use• Have at least 1 bedroom separate from living area• Be a minimum of 40sqm excluding balconies and parking• Connected to the national electricity grid and have a drinkable water supply• Be accessed via a public all weather road.			
Loan purpose	Home loan proceeds are to be used for the reason(s) disclosed in a Borrower’s home loan application and be acceptable to the Lender and QBE LMI.			
Maximum policy term	30 years			

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Loan payment type	<ul style="list-style-type: none"> Principal & Interest (P&I). Interest only (max 10 years) converting to P&I. Line of credit up to a maximum loan amount of \$750,000 and: <ul style="list-style-type: none"> maximum LVR of 90% maximum loan term of 25 years contractual monthly payments covering the accrued interest Line of credit facilities are not available for vacant land.
Funds to Complete	<p>The Borrower's loan application must evidence adequate funds to complete a purchase including stamp duty and legal fee's utilising a combination of loan proceeds and available funds.</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 a source acceptable to the Lender. Funds must be available at settlement. It is the Lender's responsibility to verify and retain on file evidence of ownership and origin of funds used to complete the purchase. <p>For all QBE LMI mortgage insured loans, regardless of LVR, funds to complete must not come from one of the following sources:</p> <ul style="list-style-type: none"> Advance on wages / commission Barter Card or other swap negotiations Builder discount / finance or any form of incentive Gifts or inheritance from non-Immediate Family Member Lender finance of 5% deposit. Proceeds from gambling Proceeds from illegal activities Rental discounts Vendor gift / discount / finance / rebate or any form of incentive.
Servicing capacity	<p>The Lender needs to verify and confirm the Borrower's servicing capacity meets the Lender's policies, and that the assessment complies with APRA Prudential Practice Guide APG 223 Residential Mortgage Lending and ASIC Regulatory Guide 209 Credit Licensing: Responsible lending conduct.</p>
Employment	<p>Full-time, Part-time, Contractor</p> <ul style="list-style-type: none"> 12 months Continuous Employment. <p>Second job, Casual</p> <ul style="list-style-type: none"> 6 months in current position. <p>Self-employed Borrowers</p> <ul style="list-style-type: none"> 2 years in the same business.