









# Residential Lending Policy Niches

## Serviceability Niches

-  **Consumer Debt Reducer Policy recognised in practice** - Simple and easy policy for applicants with joint liability.
-  **Investment Property Expenses** - Rental income shading removes the need to enter investment property expenses for servicing.
-  **Deductible Interest & Negative Gearing** - Included for servicing calculations.

## Assessment Niches

-  **Credit Scoring & Pricing** - Credit Score will not impact determined interest rate.
-  **Company and Trust Borrowers** - Both can be accepted as borrowers for both INV and OO properties.
-  **Security & Servicing** - Guarantor Loans available.
-  **Expatriate Borrowers** - Expat Borrower Loans accepted up to 70% LVR
-  **Professionals LMI Waivers** - Up to 90% LVR with LMI waived for both P&I OO and INV properties for the following accredited professionals: Accountants, Lawyers, Registered Engineers, Medical Practitioners and Commercial Pilots.

## Property Niches

-  **4 properties on 1 site** - Take advantage of our residential policy for purchases, refinances and construction (non-developer).
-  **High Density Units with living space > 50sqm<sup>2</sup>** - Can be accepted at 80% LVR (metro).
-  **COS Price adopted** - For purchase applications where LVR is <80% and the loan amount is <\$1 million.
-  **Any-Size Acreage** - Residential properties >6 Acres (2.5 Ha) accepted at 70%LVR for Metro and 50%LVR for Regional.
-  **Bridging Finance** - Loan options considered for up to 6 months peak debt and 80%LVR when a contract of sale has been exchanged for the existing property.
-  **Construction Loans:** Residential Construction Loans available for both OO and INV up to 80% LVR IO. Fixed Price & Cost-Plus Contracts accepted. Vacant Land Loans (with no Mandate to Build available) and Owner-Builder options also offered.

### Important Information

All applications subject to meeting lending criteria and Bank of Sydney approval. More information about our products and services is available at [www.bankosyd.com.au/important-product-information](http://www.bankosyd.com.au/important-product-information) Bank of Sydney Ltd ABN 44 093 488 629 AFSL & Australian Credit Licence 243444

# Residential Lending

## About Bank of Sydney

At Bank of Sydney, we provide genuine value to our people, customers, communities and partners.

We are an Australian Bank that is independently operated under a full banking licence since 2001 and regulated by Australian standards and government bodies, including APRA and ASIC.

Bank of Sydney offers a number of products and services, including residential & commercial lending.

## Partnering with us is easy



### Digital Application Experience

Acceptance of Electronic Signatures on forms, Virtual VOIs available and DocuSign on Loan Offers.



### Streamlined Document Requirements

No bank statements required to verify liabilities (if part of CCR), income or expenses.



### Fully Assessed 90-day Pre-Approvals

for New Purchase and Construction applications.



### Direct Access to Credit Team

Workshop scenarios with our Credit Team prior to application submission.



### Branches located in Sydney, Melbourne and Adelaide

To assist your clients banking needs and enquires



### FASTRefi Applications Accepted


To help your clients refinance faster.

## For further information

To find out more about Bank of Sydney's products & services, or to make an enquiry:

 [bosbroker@banksyd.com.au](mailto:bosbroker@banksyd.com.au)

 [bosbroker.com.au](http://bosbroker.com.au)

 13 95 00



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