

Product Pack

2024

# **Product Comparison**



We are a non-conforming lender who have been committed to helping our clients for almost 80 years, despite their circumstances. Let us assist you change your clients' lives by making borrowing **As Easy As VMG**.

PRO         FLEXI         ASSIST         FLEXI BUSINESS PLUS         ALT DOC           Interest Rate LVR ≤ 65%         from 7.74%         from 7.94%         from 8.49%         from 8.24%         from 8.34%           Interest Rate LVR ≤ 80%         from 7.84%         from 8.04%         from 8.59%         from 8.34%         from 8.44%           Comparison Rate*         from 7.97%         from 8.16%         from 8.73%         from 8.48%         from 8.61%           Security         Residential           Max LVR         80%         \$2.0m (up to 65%         \$1.5m (up to 80%           Use         Any worthwhile purpose         Business Purpose         Not for Constructory Vacant Land			
LVR ≤ 65%         from 7.74%         from 7.94%         from 8.49%         from 8.24%         from 8.34%           Interest Rate LVR ≤ 80%         from 7.84%         from 8.04%         from 8.59%         from 8.34%         from 8.44%           Comparison Rate*         from 7.97%         from 8.16%         from 8.73%         from 8.48%         from 8.61%           Security         Residential           Max LVR         80%         \$2.0m (up to 65%           \$1.5m (up to 80%         \$1.5m (up to 80%           Not for Construct         Not for Construct			
LVR ≤ 80%       from 7.84%       from 8.04%       from 8.59%       from 8.34%       from 8.44%         Comparison Rate*       from 7.97%       from 8.16%       from 8.73%       from 8.48%       from 8.61%         Security       Residential         Max LVR       80%         Max Loan Amount       \$3.0m       \$2.0m (up to 65%         \$1.5m (up to 80%         Not for Construct			
Security Residential  Max LVR 80%  Max Loan Amount \$3.0m \$2.0m (up to 65% \$1.5m (up to 80%			
Max LVR			
\$2.0m (up to 65%   \$1.5m (up to 80%   \$1.5m (up t			
Max Loan Amount \$3.0m \$1.5m (up to 80%)  Not for Construct  Not for Construct			
Not for Construct			
Of vacant Land			
Max Loan Term Up to 30 years			
Metro, Minor and Major regional  Yes  No minor regional			
Self-employed -ITR's and 1 year of business financials -Up to date tax portals -3 months' bank statements  Flexible assessment beyond traditional limitations - all forms of income taken into consideration  PAYG -Minimum 3 months of employment -2 most recent payslips -3 months' bank statements  Self-employed -Customer declarat AND - Accountant's lette verifying historical performance; OR 6 months BAS; OR 6 months busin and/or personal Ba Statements			
Serviceability Net disposable income at 1.10 times or above			
Credit History (paid/unpaid defaults)  Clear Only  All defaults outside Flexi  Flexi  All defaults outside Flexi  Same as Flexi  Clear Only  All defaults outside Flexi  Flexi  Clear Only  All defaults outside Flexi  Comptibution  All defaults outside Flexi  Comptibution  Clear Only  Clear Onl			
FEES			
Risk Fee**         0.70% of the loan amount         1.25%         0.70%         1.0%			
Interest Only +0.15% (up to 3 years)			
Investment Loan Loading +0.30% (not applicable for Flexi Business Plus)			
+2.00% (includes 0.30% investment loading - Pro, Flexi Business Plus & Alt Doc Excluded)			
Construction +1.50% (not applicable for Flexi Business Plus & Alt Doc)			
Loan Size >\$1.0m ≤\$1.5m +0.15%			
Loan Size >\$1.5m +0.25%			
Legal Fee from \$990			
/aluation Fee from \$400			
No Establishment Fee, Annual Fee, Monthly Fee or Redraw Fee apply			

<sup>\*</sup> Based on a \$500,000 loan amount over a 30 year loan term

<sup>\*\*</sup>Additional +0.30% for construction (not applicable for Flexi Business Plus)

## **Five Star Pro**

### Registered 1<sup>st</sup> mortgage over residential security



Our prime product offers a low-interest rate for clean credit. It can be used for a variety of personal or investment purposes based on the qualifying criteria being met.

#### This product suits:

Borrowers seeking a fast solution to their residential property needs and have a clear credit history.

PRICING	
LVR ≤ 65%	from <b>7.74%</b>
LVR ≤ 80%	from <b>7.84%</b>
Comparison Rate <b>7.97</b> %*	

<sup>\*</sup>Based on a \$500,000 loan amount over a 30 year loan term

QUALIFYING FEATURES	
Summary	Clear credit history
Max Loan Size	\$3m
Min Loan Size	\$30k
Max LVR	Up to 80%
Regional Loan	Up to 80%
Zoning	Residential
Mortgage Insurance	Not applicable
Borrowing Entities	Individuals, companies and trusts
Loans to trusts	Yes, but must be in the name of the trustees. Plus joint and several guarantees from active adult trust beneficiaries
Bench Mark Qualification	2% above Effective Interest Rate
Serviceability Test	Yes, net disposable income at 1.10 times or greater

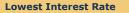
FEES & CHARGES	
Settlement Fees	Nil
Solicitors Fee	From \$990
Valuation Fee	From \$400
Risk Fee	0.70% of the loan amount***
Progress Payments	\$100
Redraw Fee	Nil
Annual Membership	Nil
Split Fee	\$300 per split
Establishment Fee	Nil

LOAN FEATURES	
Purpose	Purchase/Refinance/Consolidation Personal or Investment Any worthwhile purpose
Investment Loan Loading	+0.30%
Income Verification	See Product Comparison
Credit History	Clear Only
Additional Repayments	Yes - no charge
Redraw	Yes
P&I Repayments	Direct Debit: weekly, fortnightly or monthly
Term	Max 30 years
P&I and I/O	Yes
Interest Only Period	Up to 3 years (not applicable for PPR)
I/O Loading	+0.15%
I/O Repayments	Direct Debt: Monthly only
Split Loans	Available
Multiple Securities	Yes
Discharge Fee	Regulated: \$750 Non-reg: 3,2,1, & 1 thereafter**
Third Party Loans	No
Construction Loading	+1.50%
Progress Payment	Yes
Owner Builder	No
Loan Size >\$1.0m ≤\$1.5m	+0.15%
Loan Size >\$1.5m	+0.25%
Vacant Land	No
** 3 months worth of interest charged in the first year, 2 months worth in the second year and 1 month interest for the third year and thereafter	

second year and 1 month interest for the third year and thereafter

### **Key features:**







**Fast Solution** 



**Clean Credit History** 



**Flexible Income Verification** 

<sup>\*\*\*</sup> Additional +0.30% for construction

## **Five Star Flexi**

### Registered 1<sup>st</sup> mortgage over residential security



Flexi is a near-prime product offering flexible lending solutions for paid or unpaid defaults. It can be used for a variety of personal or investment purposes based on the qualifying criteria being met.

#### This product suits:

Borrowers who are individuals, self employed or small business owners.

PRICING	
LVR ≤ 65%	from <b>7.94%</b>
LVR ≤ 80%	from <b>8.04%</b>
Comparison Rate <b>8.16</b> %*	

<sup>\*</sup>Based on a \$500,000 loan amount over a 30 year loan term

QUALIFYING FEATURES	
Summary	Arrears and minor non-financial defaults
Max Loan Size	\$3m
Min Loan Size	\$30k
Max LVR	Up to 80%
Regional Loan	Up to 80%
Zoning	Residential
Mortgage Insurance	Not applicable
Borrowing Entities	Individuals, companies and trusts
Loans to trusts	Yes, but must be in the name of the trustees. Plus joint and several guarantees from active adult trust beneficiaries
Bench Mark Qualification	2% above Effective Interest Rate
Serviceability Test	Yes, net disposable income at 1.10 times or greater

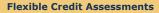
FEES & CHARGES	
Settlement Fees	Nil
Solicitors Fee	From \$990
Valuation Fee	From \$400
Risk Fee	0.70% of the loan amount***
Progress Payments	\$100
Redraw Fee	Nil
Annual Membership	Nil
Split Fee	\$300 per split
Establishment Fee	Nil

LOAN FEATURES	
Purpose	Purchase/Refinance/Consolidation Personal or Investment Any worthwhile purpose
Investment Loan Loading	+0.30%
Income Verification	See Product Comparison
Credit History	See Product Comparison
Additional Repayments	Yes - no charge
Redraw	Yes
P&I Repayments	Direct Debit: weekly, fortnightly or monthly
Term	Max 30 years
P&I and I/O	Yes
Interest Only Period	Up to 3 years
I/O Loading	+0.15%
I/O Repayments	Direct Debt: Monthly only
Split Loans	Available
Multiple Securities	Yes
Discharge Fee	Regulated: \$750 Non-reg: 3,2,1, & 1 thereafter**
Third Party Loans	No
Construction Loading	+1.50%
Progress Payment	Yes
Owner Builder	No
Loan Size >\$1.0m ≤\$1.5m	+0.15%
Loan Size >\$1.5m	+0.25%
Vacant Land	+2.00%

 $<sup>^{**}</sup>$  3 months worth of interest charged in the first year, 2 months worth in the second year and 1 month interest for the third year and thereafter

#### **Key features:**







**Fast Solution** 



Paid / Unpaid Defaults May be Considered



**Flexible Income Verification** 

<sup>\*\*\*</sup> Additional +0.30% for construction

## **Five Star Assist**

### Registered 1<sup>st</sup> mortgage over residential security



Assist is a flexible loan product that allows you to restructure your debt position. It can be used for a variety of personal or investment purposes based on the qualifying criteria being met.

#### This product suits:

Borrowers who have encountered financial difficulties such as but not limited to defaults and bankruptcies.

PRICING	
LVR ≤ 65%	from <b>8.49%</b>
LVR ≤ 80%	from <b>8.59%</b>
Comparison Rate 8.73%*	

<sup>\*</sup>Based on a \$500,000 loan amount over a 30 year loan term

QUALIFYING FEATURES	
Summary	Unlimited defaults and arrears
Max Loan Size	\$3m
Min Loan Size	\$30k
Max LVR	Up to 80%
Regional Loan	Up to 80%
Zoning	Residential
Mortgage Insurance	Not applicable
Borrowing Entities	Individuals, companies and trusts
Loans to trusts	Yes, but must be in the name of the trustees. Plus joint and several guarantees from active adult trust beneficiaries
Bench Mark Qualification	2% above Effective Interest Rate
Serviceability Test	Yes, net disposable income at 1.10 times or greater

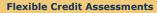
FEES & CHARGES	
Settlement Fees	Nil
Solicitors Fee	From \$990
Valuation Fee	From \$400
Risk Fee	1.25% of the loan amount***
<b>Progress Payments</b>	\$100
Redraw Fee	Nil
Annual Membership	Nil
Split Fee	\$300 per split
Establishment Fee	Nil

LOAN FEATURES	
Purpose	Purchase/Refinance/Consolidation Personal or Investment Any worthwhile purpose
Investment Loan Loading	+0.30%
Income Verification	See Product Comparison
Credit History	See Product Comparison
Additional Repayments	Yes - no charge
Redraw	Yes
P&I Repayments	Direct Debit: weekly, fortnightly or monthly
Term	Max 30 years
P&I and I/O	Yes
Interest Only Period	Up to 3 years
I/O Loading	+0.15%
I/O Repayments	Direct Debt: Monthly only
Split Loans	Available
Multiple Securities	Yes
Discharge Fee	Regulated: \$750 Non-reg: 3,2,1, & 1 thereafter**
Third Party Loans	No
Construction Loading	+1.50%
Progress Payment	Yes
Owner Builder	No
Loan Size >\$1.0m ≤\$1.5m	+0.15%
Loan Size >\$1.5m	+0.25%
Vacant Land	+2.00%

 $<sup>**\ 3</sup>$  months worth of interest charged in the first year, 2 months worth in the second year and 1 month interest for the third year and thereafter

#### **Key features:**







**Fast Solution** 



Financial Difficulties Considered



**Flexible Income Verification** 

<sup>\*\*\*</sup> Additional +0.30% for construction

## **Five Star Flexi Business Plus**

**Registered 1<sup>st</sup> mortgage over residential security** 



Our business product is a lending solution to assist small business owners. Purposes may include working capital, purchases, business restructuring or succession planning.

#### This product suits:

Borrowers who are seeking working capital cash-out loans for their companies.

PRICING	
LVR ≤ 65%	from <b>8.24%</b>
LVR ≤ 80%	from <b>8.34%</b>
Comparison Rate <b>8.48</b> %*	

<sup>\*</sup>Based on a \$500,000 loan amount over a 30 year loan term

QUALIFYING FEATURES	
Summary	Limited defaults and arrears
Max Loan Size	\$3m
Min Loan Size	\$30k
Max LVR	Up to 80%
Regional Loan	Up to 80%
Zoning	Residential
Mortgage Insurance	Not applicable
Borrowing Entities	Individuals, companies and trusts
Loans to trusts	Yes, but must be in the name of the trustees. Plus joint and several guarantees from active adult trust beneficiaries
Bench Mark Qualification	2% above Effective Interest Rate
Serviceability Test	Yes, net disposable income at 1.10 times or greater

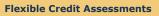
FEES & CHARGES	
Settlement Fees	Nil
Solicitors Fee	From \$990
Valuation Fee	From \$400
Risk Fee	0.70% of the loan amount
Progress Payments	\$100
Redraw Fee	Nil
Annual Membership	Nil
Split Fee	\$300 per split
Establishment Fee	Nil

LOAN FEATURES	
Purpose	Purchase/Refinance/Consolidation Personal or Investment Any worthwhile purpose
Investment Loan Loading	No
Income Verification	See Product Comparison
Credit History	See Product Comparison
Additional Repayments	Yes - no charge
Redraw	Yes
P&I Repayments	Direct Debit: weekly, fortnightly or monthly
Term	Max 30 years
P&I and I/O	Yes
Interest Only Period	Up to 3 years
I/O Loading	+0.15%
I/O Repayments	Direct Debt: Monthly only
Split Loans	Available
Multiple Securities	Yes
Discharge Fee	Regulated: \$750 Non-reg: 3,2,1, & 1 thereafter**
Third Party Loans	No
Construction Loading	No
<b>Progress Payment</b>	No
Owner Builder	No
Loan Size >\$1.0m ≤\$1.5m	+0.15%
Loan Size >\$1.5m	+0.25%
Vacant Land	No

 $<sup>\</sup>ast\ast$  3 months worth of interest charged in the first year, 2 months worth in the second year and 1 month interest for the third year and thereafter

#### **Key features:**







**Fast Solution** 



**For Small Business Owners** 



**Flexible Income Verification** 

## **Five Star Alt Doc**

**Registered 1<sup>st</sup> mortgage over residential security** 



Alt Doc is a near-prime product offering flexible lending solutions for self employed borrowers. It can be used for a variety of personal or investment purposes based on the qualifying criteria being met.

#### This product suits:

Borrowers who are individuals, self employed or small business owners.

PRICING	
LVR ≤ 65%	from <b>8.34%</b>
LVR ≤ 80%	from <b>8.44%</b>
Comparison Rate <b>8.61%</b> *	

<sup>\*</sup>Based on a \$500,000 loan amount over a 30 year loan term

QUALIFYING FEATURES	
Summary	Minimum 12 months ABN and GST Registered Limited defaults (No mortgage arrears)
Min Loan Size	\$30k
Max LVR	Up to 65% (inclusive of fees) for loans up to \$2.0m
Max LVK	Up to 80% (inclusive of fees) for loans up to \$1.5ms
Regional Loan	Up to 80%
Zoning	Residential
Mortgage Insurance	Not applicable
Borrowing Entities	Individuals, companies and trusts
Loans to trusts	Yes, but must be in the name of the trustees. Plus joint and several guarantees from active adult trust beneficiaries
Bench Mark Qualification	2% above Effective Interest Rate
Serviceability Test	Yes, net disposable income at 1.10 times or greater

FEES & CHARGES	
Settlement Fees	Nil
Solicitors Fee	From \$990
Valuation Fee	From \$400
Risk Fee	1% of the loan amount
Redraw Fee	Nil
Annual Membership	Nil
Split Fee	\$300 per split
Establishment Fee	Nil

LOAN FEATURES	
Purpose	Purchase/Refinance/Consolidation Personal or Investment No Construction or Vacant Land
Investment Loan Loading	+0.30%
Income Verification	See Product Comparison
Credit History	See Product Comparison
Additional Repayments	Yes - no charge
Redraw	Yes
P&I Repayments	Direct Debit: weekly, fortnightly or monthly
Term	Max 30 years
P&I and I/O	Yes
Interest Only Period	Up to 3 years
I/O Loading	+0.15%
I/O Repayments	Direct Debt: Monthly only
Split Loans	Available
Multiple Securities	Yes
Discharge Fee	Regulated: \$750 Non-reg: 3,2,1, & 1 thereafter**
Third Party Loans	No
Construction Loading	No
Progress Payment	No
Owner Builder	No
Loan Size >\$1.0m ≤\$1.5m	+0.15%
Loan Size >\$1.5m	+0.25%

 $<sup>\</sup>ast\ast$  3 months worth of interest charged in the first year, 2 months worth in the second year and 1 month interest for the third year and thereafter

No

#### **Key features:**







**Vacant Land** 



**Flexible Credit Assessments** 

**Fast Solution** 

**For Small Business Owners** 

**Simplified Income Verification** 

### **Our Team**



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#### We are happy to discuss any scenarios prior to the loan application being submitted

Visit our website

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