

Product Guide

Key offerings:



Flexible Credit
Assessment



Fast Solution



ATO Debt
Refinance



Flexible Income
Verification

What sets us apart?

- 1 Solutions-based lender
- 2 Fast response times
- 3 Life-event & self-employed specialists
- 4 No credit scoring
- 5 No DTI or DSR ratios
- 6 Common sense approach to sensitisation
- 7 Flexible approach to servicing & income verification

Helping Brokers help Australian Borrowers

March 2025



Residential – P&I Interest Rates on loan sizes ≤ \$1.00M

	LVR	PRIME	NEAR PRIME	SPECIALIST	SPECIALIST +
FULL DOC	≤70%	7.49%	7.64%	8.14%	9.14%
	≤80%	7.59%	7.74%	8.24%	9.24%
ALT DOC	≤70%	-	7.94%	8.74%	-
	≤80%	-	8.04%	8.84%	-

Residential – Interest Only Rates* on loan sizes ≤ \$1.00M

	LVR	PRIME	NEAR PRIME	SPECIALIST	SPECIALIST +
FULL DOC	≤70%	7.74%	7.89%	8.39%	9.39%
	≤80%	7.84%	7.99%	8.49%	9.49%
ALT DOC	≤70%	-	8.19%	8.99%	-
	≤80%	-	8.29%	9.09%	-

*0.25% Interest only loading applied

Flexi Business Plus Residential* – P&I Interest Rates on loan sizes ≤ \$1.00M

	LVR	PRIME	NEAR PRIME	SPECIALIST	SPECIALIST +
FULL DOC	≤70%	7.79%	7.94%	8.44%	9.44%
	≤80%	7.89%	8.04%	8.54%	9.54%
ALT DOC	≤70%	-	8.24%	9.04%	-
	≤80%	-	8.34%	9.14%	-

*0.30% investment loading included. **For Interest only rates an additional 0.25% loading applies.

Applicable Interest Rate Loadings

LOADING	RATE
Investment Loading (not applicable for Flexi Business Plus)	0.30%
Loan Size >\$1.00M <\$1.50M	0.15%
Loan Size ≥\$1.50M <\$2.00M	0.25%
Loan Size ≥\$2.00M	0.55%
Vacant Land Loading (includes 0.30% investment loading - Prime, Flexi Business Plus & Alt Doc Excluded)	2.00%
Acreage Loading (above 25 acres or 10 hectares)	Refer BDM

Risk Fee

	LVR	PRIME	NEAR PRIME	SPECIALIST	SPECIALIST +	FLEXI BUSINESS +
FULL DOC	≤70%	0.60%	0.70%	0.70%	1.50%	0.60%
	≤80%	0.70%	0.90%	1.25%	1.50%	1.00%
ALT DOC	≤70%	-	1.15%	1.50%	-	-
	≤80%	-	1.15%	1.50%	-	-

Risk Fee Loadings

TYPE	RATE
Acreage Loading	0.75%
Cash Out Risk Fee Loading	Refer BDM
Construction Loading (not applicable for Alt Doc)	1.50%

Accepted Credit impairments & refinance*

		PRIME	NEAR PRIME	SPECIALIST	SPECIALIST +	FLEXI BUSINESS +
Mortgage arrears	Full Doc	Clear Only	No more than 1 month.	No more than 3 months.	All defaults outside Specialist.	See Prime or Specialist products for eligibility criteria.
	Alt Doc	Not Applicable	No more than 1 month.	No more than 3 months.	Not Applicable	Not Applicable
Unsecured personal loans & credit cards	Full Doc	Clear Only	No more than 1 month.	No more than 3 months.	All defaults outside Specialist.	See Prime or Specialist products for eligibility criteria.
	Alt Doc	Not Applicable	No more than 1 month.	No more than 3 months.	Not Applicable	Not Applicable
Defaults or judgments	Full Doc	Clear Only	Paid defaults ≤ \$10k. Unpaid defaults ≤ \$5k to be paid at settlement.	Paid defaults ≤ \$20k. Unpaid defaults ≤ \$10k to be paid at settlement.	All defaults outside Specialist.	See Prime or Specialist products for eligibility criteria.
	Alt Doc	Not Applicable	Paid and unpaid defaults ≤ \$2k. Unpaid defaults to be paid at settlement.	Paid and unpaid defaults ≤ \$5k. Unpaid defaults to be paid at settlement.	Not Applicable	Not Applicable
Discharged bankruptcy	Full Doc	Not Accepted	Not Accepted	Considered	All defaults outside Specialist.	See Prime or Specialist products for eligibility criteria.
	Alt Doc	Not Applicable	Not Applicable	Considered	Not Applicable	Not Applicable

*At time of origination

Income Verification

		PRIME	NEAR PRIME	SPECIALIST	SPECIALIST +	FLEXI BUSINESS +
Full Doc	Self-Employed - ITR's and 1 years' business financials - Up to date tax portals - 3 months bank statements		Flexible assessment beyond traditional banking methods - all forms of income taken into consideration.			Flexible assessment beyond traditional banking methods - all forms of income taken into consideration.
	PAYG - Minimum 3 months employment - 2 most recent payslips - 3 months bank statements					
Alt Doc	Not Applicable		Self-employed-Customer declaration AND - VMG's Accountant declaration letter template; OR 6 months BAS; OR 6 months business and/or personal bank statements.	Not Applicable	Not Applicable	Not Applicable

Fees and Charges*

TYPE	RATE
Legal Fee	from \$990
Valuation Fee	At cost
Monthly Service Fee	\$15 p.m

*All the fees and charges mentioned are indicative only, they are subject to our lending criteria. Additional fees or charges may apply depending on the borrower's financial situation. Refer to the loan application for further details.

Loan Terms

TYPE	RATE
Max loan term	30 years
Use	Any worthwhile purpose (business purpose for Flexi Business +)
Min loan amount	\$100,000
Max loan amount for Full Doc	\$3.0m per security property
Max loan amount for Alt Doc	<70% LVR = \$2m; ≤80% LVR = \$1.5m
Serviceability Test	Net disposable income at 1.10 times or greater
Metro, Major and Minor regional	Yes

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



Visit our website for more details

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