

WLTH

MORTGAGE  
MART

Ocean/Ultra

# Professional Rate Card

Professional Worker and Essential Worker

Variable Rates from

**6.89** % P.A.

\*Parley Ocean Card available with this product.



WLTH

NEW LENDING ONLY

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## Rates

Loan Size per security	Maximum LVR*	Owner Occupied		Investment	
		Rate	Comparison	Rate	Comparison
\$250k to \$2m	85% LVR	6.89%	7.40%	7.19%	7.70%
	90% LVR	7.39%	7.90%	7.69%	8.20%
\$250k to \$1.75m	95% LVR	7.89%	8.40%	8.19%	8.70%

## Applicable Interest Rate Loadings

Lenders Mortgage Insurance/Lenders Protection Fee (LPI)	LVR > 80% NIL- paid by Lender.
Security and LVR	Inner City, High Risk, and Non-metro postcodes Max LVR 85% High Density Max LVR 90% Unclassified postcodes Max LVR 80%

The maximum aggregate borrowing for an individual borrower is \$7.5 million. Where the individual is both an individual borrower and a co-borrower as a Director of their company a combined maximum exposure test of \$7.5m applies.

## Employment Criteria

### Professional Worker Criteria

Acceptable Professional Industries	Medical, Allied Health, Legal, Accountants, Auditors, Financial Planners, Engineers, and IT
Restrictions	Must be purchasing an established Owner Occupied residential security. Construction, refinance, and/or Investment are prohibited. Main Income Earner must be in the accepted profession and have a university degree (Or IT certification). Max LVR 95%
Residency	Australian Citizen or Permanent Australian Resident with corresponding VISA to live and work in Australia

### Essential Worker Criteria

Acceptable Essential Roles	State or Federal Police Officers, Permanent Full Time Fire Fighters, Fully Qualified Paramedics, Primary and Secondary Teachers, and Registered Nurses. NOTE: Nurses and Paramedics with a degree and the main income earner may be eligible for 95% professional product.
Restrictions	Must be purchasing an established Owner Occupied residential security. Construction, refinance, and/or Investment are prohibited. Main income earner must be in one of the listed essential roles. Max LVR 90%
Residency	Australian Citizen or Permanent Australian Resident with corresponding VISA to live and work in Australia

### No Job Requirement Criteria

Acceptable Roles	No specific Job Criteria
Restrictions	For purchase or refinance of established residential Owner Occupied and Investment securities. Max LVR 85%
Residency	Australian Citizen or Permanent Australian Resident with corresponding VISA to live and work in Australia

A single 100% Offset is included with each loan split - Please use Application checklist to request further offset accounts

Comparison Rate Warning: The comparison rate is based on a loan of \$150,000 over a term of 25 years P&I, fees include; application fee, estimated legal, settlement fee, estimated valuation fee, applicable annual fees, and discharge fee. WARNING: This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.

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## Applicable Fees

Application Fee	\$595
Valuation Fee <sup>^</sup>	\$440 plus GST (Where Valuation Costs are greater than \$440 plus GST we will provide a quote)
Legal/Doc Prep Fee	\$297
Annual Fee	\$395- Except for Owner Occupied lending $\leq$ 80% LVR
Settlement Fee	\$590
Discharge Fee	\$795 plus 3rd party costs

## Maximum Loan Amounts

LVR (%)	Metro	Non-Metro	Inner City
< 85%	\$2m	\$2m	\$2m
< 90%	\$2m	N/A	N/A
< 95%	\$1.75m	N/A	N/A

Please refer to the Postcode Guides for more details on acceptable security locations and LVR limitations. <sup>^</sup>Valuation fee is for standard residential property, charged at settlement.  
<sup>\*\*</sup>Legal fees do not cover disbursements, government charges, and funder's contract processing fee. Subject to lending criteria. Other conditions, fees and charges may apply.  
 Information correct as at 30 July 2024. Information provided is accurate at issue date and subject to change without notice.