

# AFG Home Loans Retro

## Who is eligible to apply?

### Australian residents:

- ✓ Purchase or Refinance
- ✓ Cash out and debt consolidation considered
- ✓ Owner occupied or Investment purposes
- ✓ PAYG & Self-employed borrowers



**Assessment by a real person, no automatic decline by credit score**



**Competitive Interest rates**



**No Application fees, Annual or Monthly service fees**



**Up to four 100% offset facilities with no ongoing fees**



**Variable interest rate only with principal & interest or interest only options available**

## Fee Structure

<b>Valuation Fee</b>	Valuation costs up to \$400 covered by the lender (Std valuation fee \$251)*
<b>Settlement Fee</b>	\$330
<b>Discharge Fee</b>	\$485
<b>Construction Fee</b>	\$2,450

\*Any valuations costs exceeding this value will be charged to the borrower at settlement (Properties over \$1M and considered specialised will attract a higher valuation fee – please ask for a quote on application if application).

AFG Securities Pty Ltd ACN 119 343 118 (AFG Securities) Australian Credit Licence 389658 is the originator and servicer of AFG Home Loans Retro. The AFG Home Loans Retro information in this document was prepared and issued by AFG Securities.

Information correct as at 14 February 2025 and is subject to change. AFG Home Loans lending criteria, terms, conditions, fees and charges apply. Full details of terms & conditions available on application. (AFGS230005)

## Features at a glance

<b>Interest rate based on loan characteristics</b>	Yes (Loan amount & LVR)
<b>Max Loan Amount Established Security Max LVR (95% Incl LMI)</b>	\$2,000,000
<b>Max Loan Amount Established Security Max LVR 80%</b>	\$2,500,000
<b>Max Loan Amount Established Security Max LVR 70%</b>	\$3,000,000
<b>Max Loan Amount Construction Loan Max LVR (95% Incl LMI)</b>	\$1,000,000
<b>Max group exposure</b>	\$4,000,000
<b>Upfront Fees</b>	Settlement fee, Annual fee, Valuation costs and legal disbursements
<b>Loan Purpose</b>	Owner Occupier or Investment
<b>Repayment frequency options</b>	Weekly, fortnightly and monthly (for IO repayments monthly option only) <sup>1</sup>
<b>Repayment types</b>	P&I and IO <sup>2</sup>
<b>Loan Term</b>	8 - 30 years
<b>Cash out to Max LVR</b>	90% LVR with specified purpose always required – evidence may be requested
<b>Acceptable Security</b>	Cat 1 & 2, Refer Retro Postcode & Security Guide
<b>Minimum Loan Amount</b>	\$100,000
<b>Credit impairments</b>	No
<b>Income - PAYG</b>	2 of the last 3 pay slips (additional evidence may be required where income/allowances above base income is required)
<b>Income Self Employed</b>	LVR </=95% - Most recent Tax return & Financials Note: ABN for a minimum of 2 years.
<b>Construction Loan</b>	Only Available to existing customers (P&I loan options only - interest only repayments during the construction phase and then reverts to P&I repayments)
<b>Debt Consolidation</b>	4 facilities up to 90% LVR
<b>Redraw</b>	Yes - Minimum manual redraw of \$3,000 <sup>3</sup>
<b>Electronic Redraw</b>	Yes <sup>4</sup>
<b>100% Offset Facility</b>	Up to four 100% offset facilities <sup>5</sup>
<b>Splits</b>	Max of 4
<b>Internet Banking</b>	Yes - including BPAY
<b>VISA Debit &amp; BPAY</b>	Yes <sup>6</sup>

1. Principal and interest repayments are due each calendar month on the same date of the months as the loan advance. Interest only repayments are due on the first day of each calendar month after the loan advance. Repayments must be paid by Direct Debit from client's bank account. More frequent payments are permitted and additional repayments may be made at any time.
2. Interest Only periods are 1-10 years for Investment home loans up to 80% LVR and 1-5 years for all other loans, after which repayments will convert to principal and interest for the remainder of the loan term. Redraw on interest only loans is only available from via a linked 100% Offset Facility.
3. Subject to loan terms.
4. All electronic redraws are subject to loan terms. Only available if 100% Offset Facility is selected.
5. The 100% Offset Facility is also known as an Offset Sub Account and enables everyday transactions via a linked loan sub account. The Offset Sub Account balance offsets against the balance of the home loan. Access to funds in the offset portion is via ATM, EFTPOS, VISA merchants & Internet Banking. In some circumstances redraw is not permitted and amounts lent or due under the mortgage may be deducted from the Offset Sub Account. Full terms and conditions for Offset Sub Account are contained in the AFG General Terms and Conditions.
6. Only available if 100% Offset Facility is selected.