



Byblos Easy Equity – Land & Construction

This facility is designed for those who want to build up to 3 residential dwellings for the purpose of retaining them upon completion. The facility provides approvals upfront for the three stages of the project: The acquisition of land, construction of the dwelling/s and then reverts to the Byblos Easy Equity loan facility for the remaining term of the loan.

Product Particulars

Interest Rate LMI capitalised / paid by Borrower	7.21% - For Land loan and during term of construction 6.96% - After completion of Construction	*Comparison Rate (when construction is completed in 12 months from settlement)	7.14%
Pro Pack Rate	7.11%- For Land loan and during term of construction 6.86% - After completion of Construction	*Comparison Rate (when construction is completed in 12 months from settlement)	7.04%
Application Fee	\$1,605 ... Includes 1 initial valuation, project costing and 5 progress inspections for security's up to \$1m. \$250 ... Per each additional property valuation. \$200 ... Per additional progress payment inspection Where the security value exceeds \$1m, the fee will be by negotiation.		
For Pro Pack Loans	In addition to the above Application Fee, the Pro Pack loan option incurs an additional: <ul style="list-style-type: none"> • \$275 Settlement Fee ...once off at settlement of the loan • \$330 Annual Fee ...payable at settlement and then on each anniversary of settlement 		

Product Features

Suitability	<ul style="list-style-type: none"> • People wanting to construct up to 3 residential dwellings. • Owner occupiers as well as Investors • Borrowers may be individuals, companies, partnerships or trustee companies acting on behalf of a trust. • Owner Builders are not acceptable. There must be a fixed price, arms length building contract in place.
Early Repayment Fee	<ul style="list-style-type: none"> • 1 monthly instalment if the loan discharged in the first 5 years. • 1.5 monthly instalment For Pro Pack loans greater than \$500,000 if the loan discharged in the first 5 years
Fee Free Transactions	Unlimited fee free Internet and Telephone Banking transactions for the following: <ul style="list-style-type: none"> • Extra repayments and redraws • Account balance enquiries • Statement copies
Direct Debit	You can have your bills paid directly from your loan account.
Direct Crediting	Salary income, rent and dividends may be credited directly to your loan account to reduce your balance and repay your mortgage sooner
Extra Repayments	You can reduce your loan balance by up to 100% without penalty! Deposit any surplus funds into your mortgage account to save interest charged by reducing the principal. Conditions apply for loans repaid within the first 5 years.
Link to Existing Accounts	No need to change your current banking, chequebook or credit card arrangements. We will establish an electronic link between your mortgage account and nominated bank account. You may access these funds by telephone or internet to transfer money between your mortgage account and nominated bank account.
Internet Banking	Allows you to make additional payments, redraws, check account details and obtain loan statements at a time of your convenience without having to wait in a queue.
Maximum Loan Amounts	<ul style="list-style-type: none"> • Where security is vacant Land, maximum loan amount is \$600,000, subject to property location. • Maximum loan amount for Construction loan is \$1,000,000.
Lenders Mortgage Insurance (LMI)	<ul style="list-style-type: none"> • Required for loans above 80% • LMI can be capitalised to the Loan facility provided the LVR does not exceed 90%

* Comparison Rate, based on a loan amount of \$150,000 over 25 years

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 costs savings such as fee waivers, are not included in the Comparison Rate but may influence the cost of the loan. All interest rates are quoted per annum and are indicative only. Rates and features are subject to change without notification.

Please contact (02) 9687 9444 to verify current interest rates or to talk to a loan consultant.

www.byblosfinance.com