

WHY CHOOSE BLUE?

SOME CURRENT GUIDELINES AS AT MARCH 2024

The details below represent a high level overview of the requirements for the ANZ policies listed. The list is not exhaustive and please ensure you refer to your ANZ Representative or Mortgage Credit Requirements for full policy details including any exclusions

SELF-EMPLOYED FULL FINANCIALS

- One-year personal & business tax return plus corresponding ATO Notice of Assessment
- 1 year Profit & Loss and Balance Sheet (where required)
- Minimum 18 months ABN registration

SELF-EMPLOYED - COMPANY WAGES

- ATO income statement with a minimum 6 months' year to date
- One payslip within 60 days
- Lending must not require LMI

ADDBACKS TRUST DISTRIBUTIONS

- Trust distributions paid to other beneficiaries can be used in servicing
- Trustee declaration plus Accountant's letter required
- The borrower must be a trustee or director/shareholder of a trustee company

SIMPLER SWITCH

- Eligible for customers who meet self-employed company wage policy & PAYG customers switching between similar term loans or a lower cost ANZ product
- CCR used to verify a customers' ability to repay their existing commitments
- Income verification documents are not required
- Cash out of up to \$50,000

LMI WAIVERS - MEDICO, LAWYERS, ACCOUNTANTS & ANZ STAFF

- Up to 90% LVR with no LMI (ANZ Staff, Lawyers, Accountants, Group 2 Medical Practitioners)
- Up to 95% for certain eligible medical/dental practitioners and specialists
- No minimum income threshold

ACCEPTABLE VISA SUBCLASS

- Allow lending to specific working or family visa holders. Speak to ANZ today for an extended list of acceptable visas

PARENTAL & CAREER LEAVE

- Use customers return to work income (they must be returning within 12 months)
- Customer must have savings to cover any shortfall in servicing for leave period

LENDERS MORTGAGE INSURANCE (LMI)

- Borrow up to 95% for new to bank customers when the DTI is below 6
- Lending for category 1 properties is acceptable up to 95% for loan amounts up to \$2.5 million for both Owner Occupied and Investment

MULTI DWELLINGS

- Two dwellings one title are acceptable up to 95% LVR with LMI (up to 97% including LMI premium)
- Construction of 3-4 properties on a single title is permitted, with a maximum LVR of 70%

FAMILY TAX BENEFIT A&B

- Family Tax Benefit A & B are acceptable regardless of the age of the child
- The child must be listed as a dependant on the application

FAMILY GUARANTEE

- Use equity in an eligible family member's property to help your customer purchase or refinance without the need for LMI

RELEASING EQUITY - CASH OUT

- Evidence is only required when:
 - The amount is \$50,000 or more **and** the customer is self-employed, **and** the loan is subject to LMI; or
 - Customer has had cash out within the last 12 months

With these policies, improved processes and competitive pricing and offers, now is a great time to consider ANZ for your home loan customers.

TALK TO US TODAY

Important information: this document is a brief summary and contains general information only. It does not take into account a customer's objectives, financial situation or needs, and is not a recommendation or opinion about ANZ products or services. Terms and conditions, fees and charges, and credit approval criteria (which may change from time to time) apply to ANZ home loans. Not available on ANZ Plus home loans.