



LOAN PRODUCT GUIDE

Australia's easiest home loan™

Effective date: April 2023
For accredited broker use only

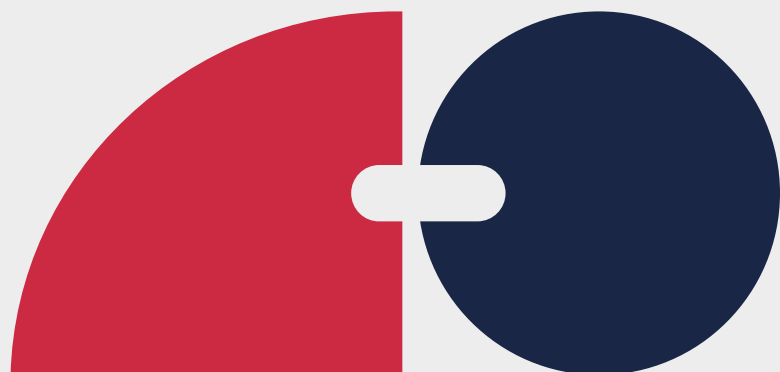


Australia's *easiest* home loan™

Deal directly with a decision-maker at every stage and receive the support you need when providing a loan.



Call 1800 178 333 (1800 1ST FED)
info@firstfederal.com.au
firstfederal.com.au





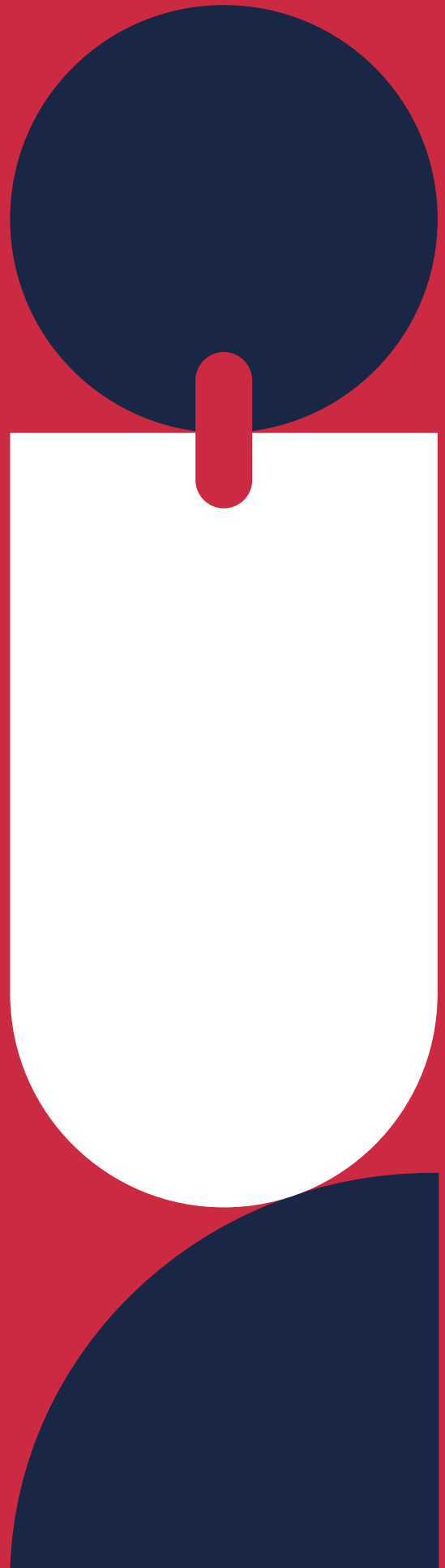
Great People.





Great Tech.



**Australia's
Easiest
Home Loan™**



Product Comparison

	 First Choice	 First Freedom
Suitable for	PAYG & Self Employed applicants who want to refinance or purchase a home or investment property.	Borrowers looking for a flexible Alt Doc home loan with flexible credit policies.
Loan size	Min \$100,000, Max \$2,000,000	Min \$100,000, Max \$3,000,000
Term	10 – 30 years	
Repayment	Principal & Interest, or Interest Only for 3 years followed by P&I thereafter (subject to credit approval)	
Extra repayments	Permitted	
Redraw	Available – no fee	
LVR	Up to 90% LVR	Up to 80% LVR
Interest Only (I/O)	Yes, up to 3 years	
Acceptable security type	Residential houses, townhouses or units	
Acceptable security locations	Metropolitan suburbs in NSW, Vic & Qld Non metro locations considered on a case by case basis	
Special security requirements	n/a	
Features	<ul style="list-style-type: none">• P&I or I/O• Self Employed (full doc)• Cash out available• Debt consolidation• No risk fees	<ul style="list-style-type: none">• P&I or I/O• Cash out available• Debt consolidation• No company or personal tax returns required

First Federal *First Choice*

A simple, fast and flexible home loan that offers debt consolidation, cash out and 3 years Interest Only for investment properties.

	Min	Max
Loan Size	\$100,000	\$2 million
Loan Term	10 years	30 years

Fees & Charges	
Establishment Fee	\$950
Account Keeping Fee	\$0
Valuation Costs	At cost incurred
Legal Costs	At cost incurred
Discharge Fee	\$395

Key Features:

- PAYG / full time employment
- Self Employed (full doc)
- Cash out available
- 3 years Interest Only available on investment properties
- No risk fees
- Redraw available

Key Requirements:

- Maximum LVR – 90%
- Primarily NSW, Vic & Qld metro locations, with other locations considered on a case by case basis.

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The interest rates and fees quoted are current as at the effective date of this update and are applicable for new applications only. First Federal reserves the right to change its interest rates and fees at any time without notice. Applications are subject to First Federal's normal credit criteria. Full terms and conditions will be included in our loan offer. Other fees and charges may be payable. A copy of all our fees and charges are available upon request.

First Federal *First Freedom*

Overcome the red tape and benefit from a loan that offers unlimited cash out, debt consolidation and includes alt doc for the self employed.

	Min	Max
Loan Size	\$100,000	\$3 million
Loan Term	10 years	30 years

Fees & Charges	
Establishment Fee	\$950
Account Keeping Fee	\$0
Valuation Costs	At cost incurred
Legal Costs	At cost incurred
Discharge Fee	\$395

Key Features:

- PAYG / full time employment
- Self Employed (alt doc)
- Unlimited cash out
- Debt consolidation
- 3 years Interest Only available on investment properties
- Redraw available

Key Requirements:

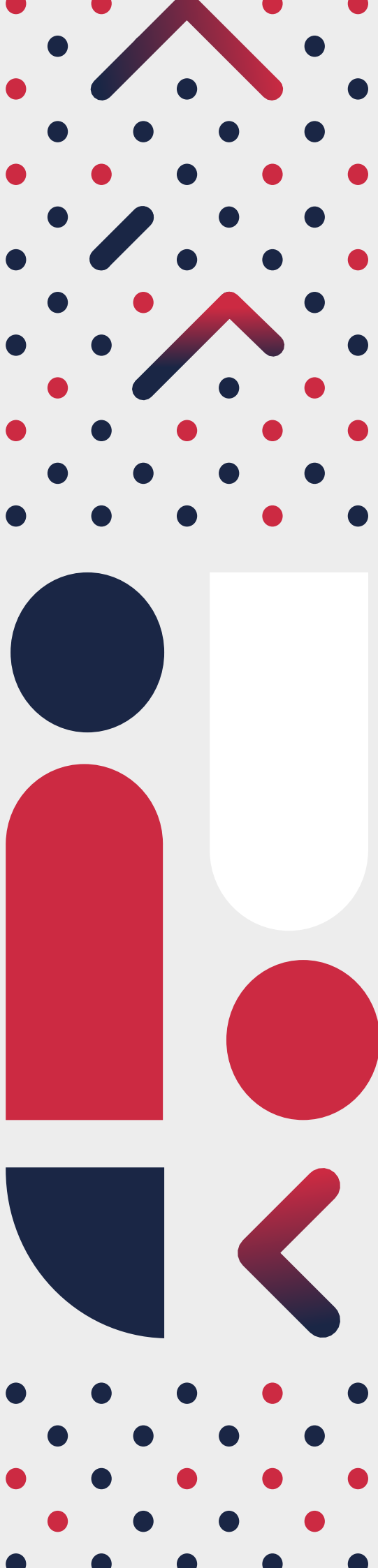
- Maximum LVR – 80%
- Primarily NSW, Vic & Qld metro locations, with other locations considered on a case by case basis.

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Why First Federal is *Different*

Easier than ever

- ✓ Alt doc experts
- ✓ No LMI
- ✓ No early repayment penalties
- ✓ Full doc up to 90% LVR
- ✓ Alt doc up to \$3m
- ✓ Online lodgement via Loanapp

Born digital

- ✓ e-Submissions & ID
- ✓ e-Signatures on docs Customer
- ✓ Internet banking
- ✓ 2 years old: no legacy processes

For human brokers only

- ✓ Speak directly with credit
- ✓ Keep your clients happy
- ✓ 24 hour approvals
- ✓ No clawbacks

Other benefits

- ✓ Unlimited cash out
- ✓ No maximum age restrictions
- ✓ Tax returns or financials not required (alt doc)
- ✓ Unlimited debt consolidation (including ATO tax debts)
- ✓ 12 months minimum ACN/ABN
- ✓ Non-resident

Additional Lending *Policies*

All mortgage applications must clearly demonstrate a financial benefit to the applicant(s), and all individual guarantors are required to obtain independent legal advice.

Responsible lending

First Federal is committed to responsible lending. We recognise the importance of working with our valued distribution partners to ensure we all play our part in conducting business in an ethical and responsible manner.

First Federal will only lend to

Natural persons over 18 years of age (restrictions apply); Australian residents, New Zealand residents whom reside in Australia, holders of an acceptable Australian visa which will remain current for at least 12 months from the time of the loan application, or non-residents who have sufficient income and expenses verified in an Australian bank account to satisfy our credit assessment.

First Federal will not lend on

- Units below min internal size: 1 bdr 50sqm, 2 bdr 70sqm.
- Land without improvements, property under construction or to be constructed.
- Rural properties.
- Serviced apartments/resort complexes/retirement villages.
- Re-locatable/mobile homes, commercial properties.
- Property which is materially damaged.
- Heritage listed properties.
- Contaminated by toxic or hazardous substances.
- Where the title is: company title, mining lease, limited title, qualified title, native title, purple title, Moiety title.

Maximum exposure limits

- The maximum exposure per applicant is \$5M
- The maximum exposure per security is \$3M

Interest rates

All First Federal's interest rates are variable.

Units

Max LVR 70% for units/apartments within high density postcodes where there are 35 or more units/apartments in the development.

Please see our security location guide for details of our high density locations.

Monthly repayments

All monthly repayments are due on the anniversary date of the loan. A direct debit form will be completed as part of the loan documentation.

Additional repayments

Additional repayments can be made anytime via Bpay (details will be provided after settlement).

Valuations

All credit approvals are issued subject to an independent valuation report that must be engaged by us from our panel of acceptable valuers. Existing client instructed valuations cannot be utilised.

Refinance

We will refinance bank, non-bank, private, non-conforming and solicitor loans.

How you can *Get in Touch*



Email An Application

info@firstfederal.com.au



Apply Online

app.loanapp.com.au/firstfederal



Scenario Chat

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W: www.firstfederal.com.au

