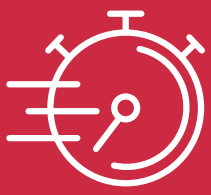
First Federal

LOAN PRODUCT GUIDE

Australia's Easiest Home Loan.™

Call 1800 178 222
info@firstfederal.com.au
firstfederal.com.au

Effective date: June 2026
For accredited broker use only



Fast *Response*

+



Easy *Process*

+



Personal *Touch*

=



Australia's Easiest Home Loan™

Why First Federal is *Different*

Easier than ever

- 90% LVR
- Alt doc experts
- No early repayment penalties
- Alt & lo doc up to $3M
- No doc up to $10M

Born digital

- e-submissions & no-fuss VOI
- Docusign loan docs
- Customer online loan access
- No legacy systems
- Broker Partner

Built for brokers

- 24 hour approvals
- Assigned Credit Manager
- Australian onshore team
- No clawbacks ever

Other benefits

- Generous cash out limits
- Pay out private loans
- Product options if tax returns not lodged
- Product options depending on ABN age

Product Comparison - Home Loans

	First Choice Prime	First Choice Plus Near Prime	First Freedom Specialist
Product Metrics			
Max loan size	$3,000,000	$2,500,000	$2,500,000
Max LVR house	90%	85%	80%
Max LVR land	N/A	70%	70%
Max loan term	30 years	30 years	30 years
Payment types	P&I or IO (5 yrs)	P&I or IO (5 yrs)	P&I or IO (5 yrs)
Redraw	Yes	Yes	Yes
Credit Policy			
Min DSCR	> 1.0	> 1.0	> 1.0
Cash out	UNLIMITED to 80%. Above 80% restricted to 20% of security value	UNLIMITED to 80%. Above 80% restricted to 20% of security value	UNLIMITED to 80%. Above 80% restricted to 20% of security value
Residency type	Australian Citizen, Permanent resident, Temporary Visa holder (12 mths validity)	Australian Citizen, Permanent resident, Temporary Visa holder (12 mths validity)	Australian Citizen, Permanent resident, Temporary Visa holder (12 mths validity)
Borrower type	Individual/Trust	Individual/Trust	Individual/Trust
Loan purpose	Purchase, refinance, cash out	Purchase, refinance, cash out, debt consolidation	Purchase, refinance, cash out, debt consolidation
Buffer rate	2%	2%	2%
Expense approach	Greater of actual or HEM	Greater of actual or HEM	Greater of actual or HEM
Expense verification	3 months bank statements	3 months bank statements	3 months bank statements
Mortgage arrears	No	< 1 month	< 3 months
RHI	0's only accepted	Subject to credit assessment	Subject to credit assessment
Default tolerance	Resolved up to $500	Resolved, or unresolved < $3000	Resolved, or unresolved < $3000
Judgement tolerance	Resolved up to $500	Resolved or unresolved < $3000	Resolved or unresolved < $3000
Bankruptcy tolerance	No prior bankruptcy	Discharged > 12 months	Discharged > 12 months
Tax debts	No unpaid tax debts	Max $200k paid at settlement	Unlimited paid at settlement
Security type	House, townhouse, residential unit	House, townhouse, residential unit, vacant residential land	House, townhouse, residential unit, vacant residential land
Acceptable zoning	Residential, rural residential	Residential, rural residential	Residential, rural residential
Acceptable titles	Freehold, Strata, Crown leasehold	Freehold, Strata, Crown leasehold	Freehold, Strata, Crown leasehold

Product Comparison - Home Loans

	First Choice Prime	First Choice Plus Near Prime	First Freedom Specialist
Accepted Income			
Security location	Metro and non-metro locations	Metro and non-metro locations	Metro and non-metro locations
Unacceptable securities	Unit < 35sqm, damaged, construction, contaminated, kit home > 5 acres business use	Unit < 35sqm, damaged, construction, contaminated, kit home > 5 acres business use	Unit < 35sqm, damaged, construction, contaminated, kit home > 5 acres business use
PAYG	Employed > 6 months	Employed > 3 months and same field > 1 yrs	No minimum same field > 2 yrs
Self-employed	ABN > 2 yrs, GST > 1 yr	ABN > 1 yr, GST > 6 mo	ABN > 6 mo, GST > 6 mo
Rental income	80% accepted	90% accepted	90% accepted
Acceptable government benefits	Veterans/ age/ invalidity/ widow, carer and disability pensions 100% accepted, family tax benefit A & B 100% accepted for children < age 13	Veterans/ age/ invalidity/ widow, carer and disability pensions 100% accepted, family tax benefit A & B 100% accepted for children < age 13	Veterans/ age/ invalidity/ widow, carer and disability pensions 100% accepted, family tax benefit A & B 100% accepted for children < age 13
Child support	100% accepted for children < age 13	100% accepted for children < age 13	100% accepted for children < age 13
Verification Documents (if any applicant is using alt doc verification the alt doc rates apply)			
Full doc - PAYG	Pay slips (last 2 consecutive)	Pay slips (last 2 consecutive)	Pay slips (last 2 consecutive)
Full doc - self-employed	1 year tax return, NOA	1 year tax return, NOA	1 year tax return, NOA
Alt doc - self-employed	Accountants dec or 6 months BAS Business Bank Statements	Accountants dec or 6 months BAS Business Bank Statements	Accountants dec or 6 months BAS Business Bank Statements
Fees and Charges			
Application fee	$590	$990	$990
Risk fee	From 0.00%	From 0.50%	From 1.00%
Valuation fee	At cost	At cost	At cost
Solicitors fee	At cost	At cost	At cost
Ongoing fees	Nil	Nil	Nil
Discharge fee	$880	$880	$880
Investment loans	0.30% loading applied	0.30% loading applied	0.30% loading applied
Land loans	N/A	0.30% loading applied	0.30% loading applied
Interest only loans	0.30% loading applied	0.30% loading applied	0.30% loading applied
Jumbo Loans	> $2M - 0.30% loading applied	> $2M - 0.30% loading applied	> $2M - 0.30% loading applied

Product Comparison – Non Code Loans

	First Business 40	First Business 3	First Business Jumbo
Product Metrics			
Max loan size	$3,000,000	$5,000,000	$10,000,000
Max LVR house	80%	75%	65%
Max LVR unit	80%	65%	65%
Max LVR commercial	65%	70%	60%
Max LVR land	N/a	60%	45%
Max loan term	40 years	3 years	3 years
Payment types	P&I or IO (5 yrs)	IO	IO
Redraw	No	No	No
Credit Policy			
Min DSCR	> 1.0	N/a	N/a
Min credit score	N/a	N/a	N/a
Cash out	Unlimited	Unlimited	Unlimited
Residency type	Australian Citizen, Permanent resident, Temporary Visa holder 12 mths validity)	At least one director to be Australian Citizen, Permanent resident, Temporary Visa holder (12 mths validity)	At least one director to be Australian Citizen, Permanent resident, Temporary Visa holder (12 mths validity)
Borrower type	Company, SMSF	Company, SMSF	Company
Loan purpose	Business purposes	Business purposes	Business purposes
Buffer rate	N/a	N/a	N/a
Expense approach	Actual	N/a	N/a
Expense verification	3 months bank statements	N/a	N/a
Mortgage arrears	< 3 months	Unlimited	Unlimited
RHI	Subject to credit assessment	No restrictions	No restrictions
Default tolerance	No restrictions	No restrictions	No restrictions
Judgement tolerance	Resolved judgements > 5 years old	Any resolved judgements	Any resolved judgements
Bankruptcy tolerance	Not in last 10 yrs	Discharged > 1 day	Discharged > 1 day
Tax debts	Unlimited paid	Unlimited paid or payment plan	Unlimited paid or payment plan
Security type	House, townhouse, residential unit, commercial	House, townhouse, residential unit, commercial, land	House, townhouse, residential unit, commercial
Acceptable zoning	Residential / Commercial acceptable	Residential/Commercial acceptable	Residential/Commercial acceptable
Acceptable titles	Freehold, Strata, Crown leasehold	Freehold, Strata, Crown leasehold	Freehold, Strata, Crown leasehold

Product Comparison - Non Code Loans

	First Business 40	First Business 3	First Business Jumbo
Accepted Income			
Security location	**Residential:** No restrictions **Commercial:** All capital cities and eligible noncapital cities only.	No restrictions	Metro NSW, Vic, Qld and WA only
Unacceptable securities	Unit < 50sqm, land, damaged, construction, contaminated, > 5 hectares, securities in unacceptable locations	Unit < 50sqm, contaminated	Unit < 50sqm, contaminated, non-metro securities, material damage, located in SA, NT, Tas
PAYG	Unrestricted	Unrestricted	Unrestricted
Self-employed	ACN > 1 yr	ACN > 6 months	ACN > 1 day
Rental income	90% accepted	100% accepted	100% accepted
Acceptable government benefits	Veterans/ age/ invalidity/ widow, carer and disability pensions 100% accepted, family tax benefit A & B 100% accepted for children < age 13	Unrestricted	Unrestricted
Child support	100% accepted for children < age 13	Unrestricted	Unrestricted
Verification Documents (if any applicant is using alt doc verification the alt doc rates apply)			
Full doc - PAYG	Pay slips (last 2 consecutive)	Self-declared (> 6 months)	Self-declared (> 6 months)
Full doc - self-employed	N/a	N/a	N/a
Alt doc - self-employed	Accountants dec or 3 months BAS	Self-declared	Self-declared
Fees and Charges			
Application fee	Higher of $1,950 or 0.2%	Higher of $1,950 or 0.2%	0.2% of the loan amount
Establishment fee	0.75%	0.75%	0.95%
Risk fee	<60% 0.95% <70% 1.25% <80% 1.50%	**Residential:** <60% LVR 1.00% <70% LVR 1.20% <75% LVR 1.40% **Commercial:** 60% LVR 1.20% <70% LVR 1.40% **Land:** 60% LVR 1.40%	1.30%
Valuation fee	At cost	At cost	At cost
Solicitors fee	At cost	At cost	At cost
Ongoing fees	0.1% pm	0.1% pm	0.2% pm land; 0.1% pm other
Discharge fee	$880	$880	$880
Settlement fee	$290	$290	-
Interest only loans	0.30% buffer applied	Standard rates apply	-
Loan size loading	N/A	>$3m .50%	-

First Federal *First Choice*

A simple home loan that allows refinancing and property purchases.

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

Fees & Charges	
Application fee	$590
Settlement fee	$190
Establishment fee	Nil
Risk fee	From 0.00%
Valuation fee	At cost
Solicitors fee	At cost
Ongoing fees	Nil
Discharge fee	$880

Key Features:

- Full doc and alt doc available
- Redraw available
- No clawbacks
- Maximum LVR 90%

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First Federal *First Choice Plus*

A simple and fast home loan with a near prime credit approach. It offers up to three years interest only repayments for investment properties.

	Min	Max
Loan Size	$100,000	$2,500,000
Loan Term	10 years	30 years

Fees & Charges	
Application fee	$990
Settlement fee	$190
Risk fee	From 0.50%
Valuation fee	At cost
Solicitors fee	At cost
Ongoing fees	Nil
Discharge fee	$880

Key Features:

- Full doc and alt doc available
- 5 years interest only repayments
- Unlimited cash out
- Redraw available
- No clawbacks
- Maximum LVR 85%

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First Federal *First Freedom*

Overcome the red tape and benefit from a loan that offers a large amount of cash out, flexible debt consolidation and a specialist credit approach.

	Min	Max
Loan Size	$100,000	$2,500,000
Loan Term	10 years	30 years

Fees & Charges	
Application fee	$990
Settlement fee	$190
Establishment fee	Nil
Valuation fee	At cost
Risk fee	From 1.00%
Solicitors fee	At cost
Ongoing fees	Nil
Discharge fee	$880

Key Features:

- Full doc and alt doc available
- Unlimited cash out
- 5 years interest only
- Redraw available
- No clawbacks
- Maximum LVR 80%

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First Federal *First Business 40*

A versatile long term non code loan designed to fit out-of-the-box scenarios.

	Min	Max
Loan Size	$250,000	$3,000,000
Loan Term	10 years	40 years

Fees & Charges	
Application fee	Higher of $1,950 or 0.2%
Establishment fee	0.75%
Risk fee	<60% 0.95% <70% 1.25% <80% 1.50%
Valuation fee	At cost
Solicitors fee	At cost
Ongoing fees	0.1% pm
Discharge fee	$880

Key Features:

- Low doc loan
- Self-employed low doc verification
- PAYG employment accepted
- Unlimited cash out
- 5 years interest only repayments for investment properties
- Unlimited tax debts repaid
- No postcode restrictions
- No clawbacks
- Maximum LVR 80%

Key Requirements:

- No min credit score
- Company or SMSF borrower

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First Federal *First Business 3*

A medium term non code loan designed to help self-employed borrowers secure funding quickly. Residential and commercial securities accepted.

	Min	Max
Loan Size	$250,000	$5,000,000
Loan Term	1 year	3 years

Fees & Charges	
Application fee	Higher of $1,950 or 0.2%
Establishment fee	0.75%
Risk fee	Residential <60% = 1.25% Residential <70% = 1.25% Residential <75% = 1.50% Commercial <60% = 1.25% Commercial <70% = 1.50% Vacant land <60% = 1.50%
Valuation fee	At cost
Solicitors fee	At cost
Ongoing fees	0.1% pm
Discharge fee	$880

Key Features:

- Commercial loan
- Unlimited cash out
- Interest only
- Discharged bankrupts > 1 day accepted
- Unlimited debts repaid or on payment plan
- No postcode restrictions
- No clawbacks
- Maximum LVR 75% on residential property
- Maximum LVR 70% on commercial property
- Non-resident borrowers

Key Requirements:

- No min credit score
- Company borrower

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First Federal *First Business Jumbo*

A jumbo size non code loan, designed to provide company borrowers with interest only, fast funding. Secured by either residential or commercial property with loan sizes up to $10M.

	Min	Max
Loan Size	$5,000,000	$10,000,000
Loan Term	6 months	3 years

Fees & Charges	
Application fee	0.95%
Establishment fee	0.2% of loan amount
Risk fee	1.30%
Valuation fee	At cost
Solicitors fee	At cost
Ongoing fees	0.2% pm land; 0.1% pm other
Discharge fee	$880

Key Features:

- Commercial loan
- Unlimited cash out
- Interest only
- No clawbacks
- Maximum LVR 65% on residential property
- Maximum LVR 60% on commercial property
- Maximum LVR 45% on metro land (max $5M)

Key Requirements:

- No min credit score
- Company borrower
- Metro properties in NSW, Qld, Vic and WA

If you have a scenario where the borrower is looking for >$10M or a higher LVR, please email the details to your First Federal BDM and they will provide pricing and LVR up to $25M.

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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

- **Code loans.** Natural persons over 18 years of age (restrictions apply); Australian residents, New Zealand residents who 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.
- **Non code loans.** Company borrowers with a valid ACN

Maximum exposure limits for 30 year loans

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

Interest rates

All First Federal's interest rates are variable.

Monthly repayments on 30 year loans

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.

Monthly repayments on 3 year loans

All loan repayments are due on the 1st of each month. A direct debt form will be completed as part of the loan documentation.

Additional repayments

Additional repayments can be made at any time via Bpay or EFT (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, as well as ATO debts on some loan products.

Cash out

Cash out is available on most products. Please see the Product Comparison for the limits for each loan type.

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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info@firstfederal.com.au

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