

## ImiADVANTAGE® Fast Facts

Feature	Guidelines																									
<b>Type of LMI Cover</b>	100% cover.																									
<b>Maximum LVR and Loan Amounts by Location Classification</b>	<table border="1"> <thead> <tr> <th>Location</th> <th>Security</th> <th>90% LVR</th> <th>95% LVR</th> </tr> </thead> <tbody> <tr> <td rowspan="2"><b>Metropolitan</b></td> <td>Dwelling</td> <td>\$1,000,000</td> <td>\$750,000</td> </tr> <tr> <td>Land</td> <td>\$600,000</td> <td>\$500,000</td> </tr> <tr> <td rowspan="2"><b>Regional</b></td> <td>Dwelling</td> <td>\$750,000</td> <td>\$500,000</td> </tr> <tr> <td>Land</td> <td>\$500,000</td> <td>Not Available</td> </tr> <tr> <td rowspan="2"><b>National</b></td> <td>Dwelling</td> <td>On application</td> <td>On application</td> </tr> <tr> <td>Land</td> <td>On application</td> <td>Not Available</td> </tr> </tbody> </table>	Location	Security	90% LVR	95% LVR	<b>Metropolitan</b>	Dwelling	\$1,000,000	\$750,000	Land	\$600,000	\$500,000	<b>Regional</b>	Dwelling	\$750,000	\$500,000	Land	\$500,000	Not Available	<b>National</b>	Dwelling	On application	On application	Land	On application	Not Available
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See ImiGUIDE for details.																										
<b>Maximum LVR</b>	95% (excluding premium capitalisation) - subject to guidelines by security type and purpose.																									
<b>Maximum Policy Term</b>	30 years																									
<b>Eligible Borrowers</b>	QBE LMI will insure residential mortgage loans made to: <ul style="list-style-type: none"> <li>▪ Individuals,</li> <li>▪ Companies, or</li> <li>▪ Trusts.</li> </ul>																									
<b>Borrower Exposure</b>	The aggregate exposure for any one borrower is \$3,000,000 - subject to a maximum exposure against a single security of \$1,000,000. Where aggregate exposure includes any ImiSELF CERTIFIED® loans the maximum exposure is \$2,500,000.																									
<b>Loan Purpose</b>	<ul style="list-style-type: none"> <li>▪ Purchase or construction of residential property;</li> <li>▪ Other purposes – see ImiGUIDE.</li> </ul>																									
<b>Loan Payment Types</b>	<ul style="list-style-type: none"> <li>▪ Principal &amp; Interest (P&amp;I);</li> <li>▪ Interest Only (max 10 years) converting to P&amp;I - with a total period not exceeding 30 years;</li> <li>▪ Line of Credit: <ul style="list-style-type: none"> <li>– contractual monthly payments that at least cover the accrued interest;</li> <li>– maximum loan term not to exceed 25 years; maximum loan of \$750,000;</li> <li>– maximum LVR of 90%.</li> </ul> </li> </ul>																									

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<b>Genuine Savings</b>	<ul style="list-style-type: none"> <li>▪ Where the LVR is above 85%, at least 5% of the purchase price must be provided by the Borrower from Genuine Savings.</li> <li>▪ Source of funds for the transaction must be disclosed and acceptable to QBE LMI.</li> <li>▪ Equity – see ImiGUIDE.</li> </ul>
<b>Servicing Capacity Calculation</b>	<p>Based on calculation of Net Surplus Ratio (NSR) using QBE LMI Assessment Interest Rate. For loan amounts:</p> <ul style="list-style-type: none"> <li>▪ Up to and including \$750,000: maximum NSR is 100%;</li> <li>▪ Greater than \$750,000: maximum NSR is 95%.</li> </ul>
<b>Employment</b>	<p><b>Permanent full-time employed and contract PAYG:</b> minimum 6 months in current position or 12 months continuous employment in the same industry. Any probationary period in current position to have been completed.</p> <p><b>Self employed Borrowers:</b> minimum 2 years in the same business and must provide a minimum of 2 years financial statements supported by <b>Tax Returns and ATO Assessment Notices.</b></p>

Where ImiADVANTAGE® guidelines have not been met in an application please refer to QBE LMI. This is an overview only; further details are available in the ImiGUIDE.