

# Interest Only Investment Loan

## Benefits of the Interest Only Investment Loan at a glance:

- No application fee
- No ongoing account keeping fees
- Low variable interest rate
- Fixed rate for terms of 1, 3 or 5 years
- Borrow up to 95% of the property valuation
- Loan amounts from \$40,000
- Monthly repayments, interest only for 5 years, reverting to principal & interest at the end of the interest only period
- Redraws available (\$500 minimum)
- Free internet access services

Choosing the right home loan to suit your circumstances can be a daunting task. At Maxis Loans, we try and make the decision as easy as possible by offering loans that suit a number of purposes.

With the freedom of interest only repayments, the Interest Only Investment Loan has been designed specifically with the investor in mind.

You can reduce your repayment commitments by choosing interest only, rather than principal and interest, for a period of up to five years, releasing your money to take advantage of other investment opportunities.

## Loan Purpose

- Purchase residential investment property
- Purchase vacant land
- Build a residential investment property
- Any other worthwhile investment purpose such as investing in managed funds or shares
- This loan is not available to purchase an owner-occupied property

## Interest Rate Options

- Switch from variable to fixed interest rates free of charge
- Part of the loan can be fixed with the balance of the loan variable
- For current interest rates contact your broker or visit our website: [www.maxisloans.com.au](http://www.maxisloans.com.au)

## Loan Amount

- Minimum of \$40,000
- You may borrow up to 95% against the value of the residential property(s)
- By offering more than one residential property as security, you may be able to borrow the entire cost of purchasing an investment property.

## Loan Term

- Maximum of 5 years
- Maximum of 30 years
- Interest only period of up to 5 years

## Loan Statements

- Issued quarterly

## Getting Started

- A deposit is not required if you have sufficient equity in an existing residential property and you are prepared to offer this property as additional security for the loan
- If you do not own a home but have 5% deposit, you may apply for the Interest Only Investment Loan to purchase an investment property

## Repayments

- Interest only payments for up to five years
- Once the interest only period finishes, loan repayments are required on a principal and interest basis
- Repayment frequency is monthly in arrears

## Fees and Charges

- No loan establishment, valuation or mortgage document preparation fees
- No ongoing loan management fees
- No cost to split the loan. You can choose between part fixed, part variable or two fixed rate options. A loan can only be split once into two components
- If the loan is repaid within the first five years, a set up recovery cost applies

## Additional Lump Sum Payments

- Additional lump sum payments may be made at any time during a variable interest rate period, at no charge
- Lump sum payments are directly applied to the principal
- Additional payments may be redrawn at a later date (see Redraw Facility)
- A prepayment fee may apply to lump sum payments made during a fixed interest rate period. (A minimum lump sum of \$5,000 applies, in increments of \$1,000)

## Redraw Facility

- Additional repayments may be redrawn in the future, i.e. repayments made over and above the minimum repayments required (conditions apply)
- Clients may only access the redraw facility whilst on a variable interest rate
- The redraw facility is only available on a first registered mortgage and where no other interest has been registered on the security title
- Minimum redraw amount is \$500 if transacted via internet access (\$2,000 if transacted via the Maxis Loans Contact Centre)
- Unlimited number of redraws per year
- The minimum repayment must continue to be made, regardless of extra repayments already made
- Redraw funds electronically transferred are free

## Top Ups

- Use the equity in your property to access additional funds
- Minimum top up amount is \$10,000
- Loans can be up to a maximum LVR of 95% and are subject to our normal lending criteria

## Split Loan

- Clients may split their loan into variable and fixed interest rate components
- Security of set repayments for the fixed term, and the flexibility to make additional payments on the variable rate component
- The opportunity to split the loan into two fixed or two-variable interest rate components
- Minimum split loan amount \$10,000

**For further information please see your broker or alternatively contact us at 131 915 or [www.maxisloans.com.au](http://www.maxisloans.com.au)**

Fees and charges apply. Terms and conditions available on request. Applications subject to credit approval.

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