

EQUITY FINANCE MORTGAGE (EFM)[®]

MAKING HOME OWNERSHIP MORE AFFORDABLE.

An EFM[®] can be used in conjunction with our traditional home loan products to lower your regular home loan repayments or alternatively help you purchase a more expensive home. You can use an EFM if you are purchasing your first home, buying a new home or refinancing your existing loan.

	EQUITY FINANCE MORTGAGE (EFM)	TRADITIONAL HOME LOAN	
		TERM LOAN AND 100% OFFSET	LINE OF CREDIT
Loan purpose	Purchase a home or refinance your existing home loan(s). The property must be owner occupied.		
Product and interest rate options	Interest is not charged on the EFM. Instead you pay a share of any increase in the value of the property when the EFM is repaid.	Balanced variable rate and fixed interest rates from 1 - 5 years	Balanced line of credit variable rate
Application fee	[\$500.00] Valuation fees, legal fees and disbursements are also payable	[\$650.00*] Approx. \$200.00 for Legal fees, disbursements and government charges is also payable	
Administration fee	Nil	Nil	\$100 per year
Minimum loan amount	\$15,000	\$100,000	
Maximum loan amount	Up to \$400,000 where total borrowing are \leq 85% LVR Up to \$210,000 where total borrowing are $>$ 85% LVR	\$1,500,000 where total borrowings are \leq 85% LVR. \$790,000 where total borrowings are $>$ 85% LVR.	
	Combined: \$1,900,000 where total borrowings are \leq 85% LVR. Combined: \$1,000,000 where total borrowings are $>$ 85% LVR. Maximum loan amounts will vary depending on security location and LVR		
Loan term	25 years	Up to 30 years	
Statements issued	Bi-annually	Term loans – bi-annually 100% offset – monthly	Monthly
Interest calculated	Not applicable (unless you are in payment default)	Daily on closing balance of the account and charged monthly in arrears.	
Loan to valuation ratio (LVR)	10%, 15% or 20% only	Up to 80%	
	Maximum LVR for the EFM and traditional home loans together = 90%		
Lenders Mortgage Insurance required	Required for the EFM when the LVR for the EFM and traditional home loans together is greater than 85%		
Repayment options	Not applicable	Principal and interest repayments	
Repayment frequency	Not applicable	Weekly, fortnightly and monthly	
Voluntary repayments	Principal reductions are not allowed.	Extra repayments may be made at any time.	



	EQUITY FINANCE MORTGAGE (EFM)	TRADITIONAL HOME LOAN	
		TERM LOAN AND 100% OFFSET	LINE OF CREDIT
	The EFM can be repaid in full at any time.		
Redraw	Not applicable	A minimum redraw amount of \$500 applies	Access available funds at anytime
Rate conversion	Not applicable	Not applicable	Not applicable
Split loans	Not available	Split your loan into a combination of standard term loan, line of credit or 100% offset.	
Credit increases and refinances	Not available	Yes, subject to additional lending credit criteria. A fee will apply.	
Go-Between or Construction	Not available		

* Application fee is subject to change depending on valuation cost.

This brochure does not take into account your personal objectives, financial situation or particular needs. You should obtain a copy of the "Equity Finance Mortgage Disclosure Document" and the "Equity Finance Mortgage Terms and Conditions Booklet" and consider them before making a decision about whether to acquire an Equity Finance Mortgage. A copy of the "Equity Finance Mortgage Disclosure Document" and the "Equity Finance Mortgage Terms and Conditions Booklet" can be obtained by calling your lender. Fees, charges, terms, conditions and lending criteria apply. All information is correct as at 16/06/2008 and is subject to change. Full details are available on application.

EFMs are arranged by Rismark International Funds Management Limited ABN 15 114 530 139. AFS licence number (293881) (trading as Rismark International). Permanent Custodians Limited ACN 001 426 384 is the lender.

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