

Quick Reference Guide

Prime

PAYG or self-employed, Prime offers competitive rates partnered with more flexibility around income and documentation.

- Up to 90% LVR available with no Lenders Mortgage Insurance for Prime Full Doc OO or Inv, P&I only and Prime Alt Doc, P&I and IO in Sydney/Melbourne metro and other large capital and regional cities.
- For Full Doc we will accept an average of the last 2 years tax returns (or the latest year if lower, for self employed income) - Depreciation is added back to a maximum of 50% of net profit.
- Director's fees/wages acceptable for servicing if we can provide evidence via tax returns or bank statements.
- Probation accepted, subject to 12 months continuous employment in previous role.
- 100% of overtime is accepted if the applicant can evidence regular overtime as a condition of employment (by employment letter or employment contract). Otherwise, we can use 80% if regular.
- If refinancing unsecured debt, we only require a one month statement with both consumer and business debt allowed.
- Unlimited cash out (evidence of purpose required over \$200k or when exceeding 50% of valuation).

Near Prime

With more options for consolidating debt and simpler self-employed criteria, Near Prime suits customers who don't quite meet the requirements for a Prime loan.

- Up to 90% LVR available with no Lenders Mortgage Insurance for Near Prime OO or Inv, P&I and IO in Sydney/Melbourne metro and other large capital and regional cities.
- For Full Doc we will accept the latest years' tax return for self employed income.
- We accept a 12 month ABN and 1 day GST for Alt Doc.
- We can use 100% of workcover/compensation and income protection with evidence that it is ongoing until retirement.
- FTB A&B and child support has no age limitations and is assessed at 100%.
- Unlimited debt consolidation, including ATO debts with 6 months repayment history required.
- Judgements & defaults less than \$2,000 or listed greater than 24 months old ignored.
- Payout ATO Debts.
- Refinance a private loan including those where interest has been capitalised.
- Unlimited cash out (evidence of purpose required over \$200k or when exceeding 50% of valuation).

Specialist

Designed for customers with past financial difficulties, our Specialist loan has flexible options for debt consolidation and credit impairments.

- Discharged bankrupts more than 1 day can be accepted.
- Unlimited debt consolidation, including ATO debts.
- Judgements & defaults less than \$2,000 or listed greater than 12 months old ignored.
- Conduct on unsecured debts such as credit cards and personal loans ignored.
- Up to 2 months of mortgage arrears considered
- Payout private loans.
- Cash out unlimited up to 80% or \$200k over 80%. Evidence of purpose required over \$200k or when exceeding 50% of valuation.
- We can payout part 9 & 10 agreements if provided with 6 months repayment history.

Specialist+

Specialist+ is for customers who find it hard to obtain finance and are recovering from credit issues or bankruptcy.

- Up to 3 months of mortgage arrears considered
- Unlimited debt consolidation, including ATO debts.
- Unlimited defaults or judgements acceptable.
- Conduct on unsecured debts such as credit cards or personal loans ignored.
- We can payout part 9 & 10 agreements if provided with 6 months repayment history.

SMSF

Our residential loan is simple to set up and comes with support from experienced specialists.

- Fully integrated with Apply Online.
- Max LVR of 80% with tiered interest rates for <60%, 60-70% and 70 – 80% LVR.
- Super Guarantee Contributions (employer contributions) included in acceptable serviceability income.
- Additional concessional contributions considered either through
 - » Evidence of historical contributions of 12 months Payg or 2 years self employed OR
 - » If no historic evidence, servicing outside the fund to confirm affordability of increased contributions.
- Independent Legal Advice waived on refinanced when acceptable evidence of past ILA is provided.



More helpful policy highlights

- Credit History - No credit scoring or comprehensive credit reporting used.
- No debt to income ratio (DTI) - stressing of other mortgages (not being refinanced) is done using the current application loan term.
- Alt Doc requires only one form of income evidence - Accountant's Letter, or 6 months' BAS, or 6 months' business bank statements.
- Rental income accepted for commercial, Airbnb and holiday let properties at 80% of gross.
- Casual income accepted after 6 months of employment (12 months in continuous employment).
- We can refinance business debt at home loan rates.
- When OO is the predominant security and debt, the investment loan gets the same rate as OO P&I (IO loading still applies).
- Pre-approvals are fully assessed and valid for 2 months.
- For Full-doc self-employed salaried income for borrowers who are shareholders/directors paying themselves a salary - 6 months of credits, 6 months YTD (Year to Date), a Notice of Assessment (NoA), or documentation from MyGov portal, and accountant attestation confirming the company's sufficient earnings.
- Company liabilities (such as leases) not assessed.



View our
[Product Matrix](#)



View our
[Online Policy](#)



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