



Equity Finance Mortgage (EFM)[®]



An Iden EFM provides up to 20% of the value of an owner occupied property at a zero interest rate and no monthly repayments in return for a share of any increase in the value of the property when the loan is repaid. Conversely, if the borrower realises a capital loss, the EFM lender may share a percentage of the realised losses in the property. When taken in conjunction with an Iden EFM Home Loan with Offset an EFM may be used to help borrowers:

- Reduce the upfront and ongoing costs of home ownership
- Allow borrowers to purchase a more expensive property
- Investment or cash out purposes

Loan Type	The IDEN EFM is only available in conjunction with the IDEN EFM HOME LOAN WITH OFFSET. (Please click here to go to the relevant Product Specification) Only available as Full Doc.
Interest Type	The interest rate for the EFM portion of the loan is 0%.
Rates – click on link	The below rates relate to the Iden EFM Home Loan only. Interest Rates Comparison Rates Rates at a glance
Loan Options	The EFM product is limited to UCCC regulated loans only. The EFM is secured by a registered 2 nd mortgage over the security property. Excludes construction.
Loan Term	Maximum of 25 years
Loan Purpose	Restricted to standard residential loan purposes such as purchase or refinance of an owner-occupied property only, including debt consolidation.
Borrowers	Borrower’s age must be over 18 and less than 65 years. Maximum 2 individual borrowers only. No companies, guarantors or trust.
Minimum Loan Amt	\$15,000
Maximum Loan Amt	\$400,000 where Total Borrowings are < 85% LVR. \$210,000 where Total Borrowings are > 85% LVR.
Maximum LVRs	Must be 10%, 15% or 20% of the initial property valuation. NB: Max. total combined LVR 95%
Mortgage Insurance	Required on EFM loan when the total combined LVR is greater than 85%. LMI payment can only be made from the Iden EFM Home loan provided it meets the 5% cash out restriction.
Repayment Options	No monthly repayments are required throughout the term of the loan
Additional Repayments	N/A on EFM.
Redraw	N/A for EFM.
Processing Fee	Nil (\$435 for Iden EFM Home Loan)
Valuation Fee	\$330 (covers valuation for both EFM and Iden EFM Home Loan)
Legal Fees	Yes – EFM Legals \$242 including GST. Iden EFM Home Loan \$385 plus disbursements.

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