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Hi,

Please be advised, the below policy updates are effective immediately.

1. Income Assessment and Verification – RP 1.05 Sections 1, 5, 9, 10 and 15

Removal of additional requirement for:

- affected income from east coast weather and flooding.
- COVID-19 JobKeeper wages support.

Throughout the policy, if taxation returns are required this also includes Notices of Assessment.

Salary credit to bank account

Changed from identical credits to use the lowest credit to determine the base income only. Additional conditions apply, please refer to policy.

Overtime & allowances

When YTD < 6 months, LVR >80%, LMI

- Payslip with a minimum 3 month's YTD and either last year's income statement or last year's tax return & NOA.
- If YTD is less than 3 months, needs to be the same employer for the last 12 months. YTD calculation and comparison of the income statement is required, lesser figure to be used.
- Last payslip of financial year acceptable in lieu of income statement.

Car allowances

Can be used at 100% providing the permanent part of income and all associated loans and costs included.

Superannuation as income

Superannuation has been separated into two different types; Accumulation Fund (allocated pension fund) and Defined Benefit Fund (e.g., CommSuper, Military Super State Government schemes), because of different taxation treatment for Defined Benefits. Further details are provided in relation to additional requirements which may apply in some circumstances for Defined Benefits.

Salary sacrifice

Evidence of the salary sacrifice income can be credits to transaction accounts, payslip or salary package breakdown statement. Package items that may be included as non-taxable income (if required), has been expanded to include other packaged non-taxable items which can be utilised as cash.

2. Home Guarantee Scheme – RP 1.25 Sections 1 & 2.

The government has expanded the eligibility criteria of the Home Guarantee Scheme (HGS) effective 1 July 2023, with the changes applying to all three schemes: First Home Guarantee, Regional First Home Buyer Guarantee and Family Home Guarantee.

This updated policy applies for any scheme positions reserved from 1 July 2023. Positions reserved prior to 1 July 2023 are subject to our policy dated 24 January 2023.

The policy has been updated to align with new HGS eligibility requirements including:

- Borrowers who have not held an interest in property in Australia for the past 10 years. Housing Australia statutory declaration will be relied on to verify this requirement.
- Inclusion of family members and friends as eligible joint borrowers.
- Expanded regional residential history when the 12 months criteria has not been met due to relocation for work. A letter from the applicant's employer confirming the temporary relocation is required to verify.
- Expanded eligibility for First Home Guarantee when applicants currently hold an interest in property. This will be accepted in two instances:
 - intent to relinquish this interest within four weeks from when the applicant becomes the registered owner of the property that will be purchased with the loan or
 - where the single parent is a joint tenant or tenant in common in a property and intends to become the sole registered owner of the same property as a result of the loan.
- Australian Permanent Residents (PR) eligibility. A VEVO check is required prior to approval which confirms an applicant's PR status. ***This will not be available until contracts have been updated, further update to be provided.***
- Inclusion of single legal guardians to the FHG scheme. A copy of the Guardianship orders are required to verify this requirement. ***This will not be available until contracts have been updated, further update to be provided.***

External refinance scheme loans have been temporarily removed from policy until the operational processes are resolved.

3. Capacity to Repay (NDI) – RP 1.06 Section 15

Updated to reflect HECS/HELP debts 2023/2024 repayment rates.

4. Age Plus Term – RP 1.10 Section 3

Non-LMI table updated for clarity.

Rates and offers

Here's a handy home loan rate

& Basic Home Loan
5.79% p.a.
Variable Rate
5.80% p.a.
Comparison Rate

Owner occupier only. Up to 60% of the property value. Minimum loan amount \$20,000.

p&n
bank

Should you require any further information please contact me.

Together, we are changing the way Brokers empower Australian borrowers.

240701. Lending criteria, terms & conditions, fees & charges apply. Rates subject to change. The Target Market Determination (TMD) for this product is available on request. Comparison rate calculated on a loan amount of \$150,000 over a term of 25 years based on monthly repayments. For variable interest-only loans, comparison rates are based on an initial 3-year Interest Only period. During an Interest Only period, your Interest Only payments will not reduce your loan balance. This may mean you pay more interest over the life of the loan.

WARNING: This comparison rate applies only to the example or examples given. Different amounts and terms will result in different Comparison Rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the Comparison Rate but may influence the cost of the loan.

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