Zeus Product Niche

Zeus Bolt
(Streamlined Refinance)

Zeus Bolt is a streamlined refinance assessment product designed for speed.

It offers fast approvals, sharp pricing, and full features.

For eligible borrowers the Rapid Refi option allows settlements in as little as 72-96 hours

- Maximum LVR is 80%. (inclusive of cash out, fees and charges).
- Minimum Loan Amount $50,000. Maximum Loan Amount $3,500,000.
- A product designed for mortgage prisoners on higher interest rates.
- From a funders perspective you need to complete a rules-based eligibility criteria tool.
- From an LMG Lending perspective to meet your compliance requirements under BID “Best Interest Duties” you also need to complete a 0% Serviceability Buffer calculator, also keeping this on file.
- Available to individuals, Company, Partnerships or Trust Borrowers, and indeed Expats whether they are Self Employed or PAYG.
- Cash Out: A Streamlined Refinance with Equity Release or Cash Out is acceptable within strict serviceability requirements, capped at 3.0% of the security value or $50,000 (exclusive of refinance costs, fees and charges).
- Zeus Bolt is an extraordinary opportunity to revisit your back book to refinance a range of clients including company or trust borrowers, or even Expat clients to far sharper rates, irrespective of whether they are PAYG or Self Employed. (Call your BDM to discuss).
- Rapid Refi Available (Additional cost of $300).
- Properties with a minimum living area of less than 30 m^2 (excluding balconies, storage space and parking) are acceptable securities. Zeus Policy also requires at least one bedroom separate from the living areas. (Studio apartments are therefore not acceptable security).
- NRAS properties with a minimum living area of less than 40 m^2 (excluding balconies, storage space and parking) are also acceptable securities. Zeus Policy also requires at least one bedroom separate from the living areas. (Studio apartments are therefore not acceptable security).
- Brokers can write their own deals under “Zeus Bolt”.
- Free upfront valuations (ongoing until further notice).

Please refer to the Zeus Bolt FAQ document on the broker portal for additional Information Broker Portal **(www.lmglending.com.au/zeus-brokers)**

Zeus Own / Zeus Build
(Fully Assessed)

- High LVR Lending.
- Max LVR for OO & INV P & I is 95%.
- Max LVR for INV Interest Only is 90%.
- Max LVR for OO Interest Only is 80%.
- Minimum Loan Amount $50,000. Maximum Loan Amount $3,500,000.
- Individual Borrowers Only.
- Stronger serviceability outcomes.
- Available for purchases (including fully assessed pre-approvals), refinances (including debt consolidation and cash out) & construction lending.
- 12-month Self-Employed income verification. Company debts excluded from serviceability calculations if interest expenses are not being added back.
- 2% servicing buffer on new lending and 1% buffer on existing debts, including existing Zeus lending.
- No income shading for Allowance, Overtime, Bonus, & Commission Income once minimum employment length requirements have been met. Allowance & Overtime income can be annualised once minimum employment length requirements have been met, with Bonus & Commission income included on a YTD received basis.
- The DTI calculation is the total of the consumers debt (including the new loan) divided by the total of the consumers gross income. No DTI restrictions below an 80% LVR. The DTI ratio must be less than 6.00:1 where the LVR of the new loan is greater than 90%. The DTI ratio must be less than 8.00:1 where the LVR of the new loan is greater than 80% and less than or equal to 90%.
- Reduced serviceability commitment regarding credit card liabilities by providing the last 3 months statements for all credit cards, store cards and line of credit facilities, that are paid in full each month. Once provided these commitments will be accepted on the reduced serviceability test of 1.5% of the existing limit.
- Short term ‘buy now, pay later’ loans (e.g., After pay) do not need to be included in serviceability calculations if the loan will be paid in full within 90 days from application approval.
- Investment Property Expenses are included in HEM.
- Private Health Insurance is included in HEM.
- Genuine Savings criteria can be waived for Professional and Essential Worker consumers.
- Fully maintained company car - Up to $5,000 can be added to gross income or $3,500 to net income.
- Properties with a minimum living area of less than 30 m^2 (excluding balconies, storage space and parking) are acceptable securities. Zeus Policy also requires at least one bedroom separate from the living areas. (Studio apartments are therefore not acceptable security).
- NRAS properties with a minimum living area of less than 40 m^2 (excluding balconies, storage space and parking) are also acceptable securities. Zeus Policy also requires at least one bedroom separate from the living areas. (Studio apartments are therefore not acceptable security).
- For Zeus Fully Assessed products (currently Zeus Own & Zeus Build), a Broker cannot submit their own application. Another broker (same Brokerage/Business is acceptable) must complete and submit the application.
- Free upfront valuations (ongoing until further notice).