

Flexibility for self-employed clients



Situation

Married couple in their 40's running a successful small business for years. They are interested in diversifying their investment portfolio by investing in real estate.

Summary

Greg and Susan would like to expand their investment portfolio with another property. Due to their busy schedule, they haven't had a chance to lodge their tax returns for the most recent year. The business has had a significant increase from the prior year and they would like to use this income to service the debt. Greg also has an \$800 unpaid telco default on his credit file from 2 years prior.

Solution

AFG Home Loans Retro Lite Specialist product would suit their situation based upon:

- Lo doc availability with just 1 form of income verification needed – perfect for clients who haven't lodged their tax returns.
- Paid/Unpaid credit impairments over 2 years ago acceptable. (1 year under Retro Lite Specialist Plus acceptable)
- Rental shading of only 10% in conjunction with applying negative gearing benefits to maximise serviceability.
- 100% offset available.