

457 Visa Home Loan

Get the right home loan advice on a 457 Visa Home Loan that's perfect for you.

Buying your new home is much smoother sailing with personalised advice and a home loan tailored to your needs from Mortgageport. Always speak to the same person - your dedicated loans consultant - who gets to know you and stays with you all the way to guide you through your next property purchase.

- We genuinely listen and carefully assess your situation so we can find the best visa home loan to your needs, at the most competitive rates
- Our in-house loan approval ensures faster turn-around times to have you ready quickly to make an offer on your new home
- Your dedicated Mortgageport Loans Consultant knows the property market, and gets to know you too, making the whole process of organising your home loan so much easier and more efficient
- As a lender it's our responsibility to support you throughout the life of your Home Loan; if a better home loan product comes up we'll be sure to let you know



If you are on a 457 visa and want to find the best rate for you, contact Mortgageport and talk to a Home Loan Consultant.

Enquire now

457 Visa Home Loan

Your first home loan, your way

- Enjoy very competitive rates on a 457 Visa Home Loan that we customise to your personal needs
- Maximise your borrowing capacity with LVR up to 80%, including capitalised lenders mortgage insurance
- The flexibility to choose fixed rate or variable rates
- Stay in control of finances with a simplified monthly statement that tracks your offset balance, loan balance and all transactions.

- Reduce interest payments with a 100% Offset Account
- Access money in your Offset Account when you need it through ATMs, online banking or in person
- No need to commit to regular deposits to your Offset Account over and above your loan repayments
- Minimise first home loan costs with no establishment fee and no ongoing account keeping fees
- The flexibility of principal + interest or interest only up to 10 years, and up to 4 separate loan splits

> How much will my repayments be?

Work out your mortgage repayments on varying loan amounts using our [Loan Repayment Calculator](#)

> How much can I borrow?

Find out how much you can borrow on your home loan with our [Borrowing Power Calculator](#)

“Applying for a home loan if you are a 457 visa holder is easier with Mortgageport.”

> 457 Visa Home Loan Guide

Find out everything you need to know to make buying home easier, from planning and budgeting to requirements needed whilst on a visa in our [457 Visa Home Loan Guide](#)

Product Overview

Description	Term loan with 100% Offset account
Suitable borrowers	This loan is available to PAYG employees, self employed borrowers, full time or part time investors and corporate borrowers, that are permanent residents of Australia
Purpose	Any worthwhile purpose including; <ul style="list-style-type: none"> • Purchase or refinance of owner occupied or investment property • Debt consolidation • Construction loans with progress payments (excluding owner builders) • Bridging finance (go between loans) • Equity loans for investment or personal purposes • Loans for business purposes up to 20% of the loan amount (excluding working capital and the payment of personal or business tax liabilities)
Key benefits	This loan is packed with a range of features and provides borrowers with the flexibility to manage their mortgage at competitive interest rates <ul style="list-style-type: none"> • A separate Offset Account is linked to the home loan and the Offset Account accrues interest at the loan interest rate which reduces the interest payable on the loan • 100% Offset (not a partial offset account) • No regular deposits required provided funds are held in Offset Account to meet loan repayments • Available on fixed rate loans and variable rate loans • Funds held in the offset account can be accessed through ATMs, online banking and other standard means • No establishment fee option available which covers all fees referred to below • Loan to value ratios of up to 95% inclusive capitalised lenders mortgage insurance • Up to 4 separate loan splits • No ongoing account keeping fees • Principal and interest or interest only up to 10 years • No annual reviews required

Product Details

Repayment types	Principal and interest or interest only up to 10 years
Interest calculation	Interest is calculated daily and charged monthly
Interest only periods	A maximum of 10 years if the loan to value ratio is 90% or less, after the interest only period the loan will revert to a principal and interest loan over the remaining loan term
Interest capitalisation	Is not permitted on this loan; please refer to the line of credit loan
Repayment frequency	You may choose weekly, fortnightly or monthly

Interest rate types	Your choice of a variable rate or a fixed rate for 1, 2, 3, 4 or 5 years or a combination
----------------------------	---

Repayment Methods

Payment method	Payments are credited to your offset account and your regular loan repayment is automatically debited from this account
Direct debit	You may choose to have a direct debit established from another bank account
Direct salary credit	Yes, you may elect to have your salary directly credited to your offset account
Other income credits	Yes, you may elect to have other income directly credited to your offset account for, example rental income
Additional payments	You may elect to pay any amount into your offset account and you receive an interest benefit regardless of whether you have a variable rate or fixed rate loan. You may also pay any additional amount off your loan if it is a variable rate and up to \$20,000 per annum on each separate loan if your loan is a fixed rate. Funds can be easily transferred from the offset balance to the loan portion via online banking
Interest in advance	No, interest paid annual in advance is not available

Loan Flexibility

Split loans	Yes, you may choose up to 4 separate loan splits
Loan switching	Yes, you may change loan products. Fees may apply
Switch to fixed rate	Yes, you may switch all or part of your loan to a fixed rate at any time. Fees may apply
Loan increases	Yes, you may increase your loan at a later date subject to normal credit criteria. Fees may apply
Loan portability	Yes, you may substitute the security property subject to approval. Fees may apply
Lump sum payments	Yes, you may elect to make a lump sum payment and then reduce your ongoing minimum payment

Loan Transacting

Redraw	Yes
Internet access	Yes
Phone access	Yes
ATM/EFTPOS	Yes, you may access funds in your Offset Account
Direct debits	Yes, you may arrange to have direct debits from your Offset Account
Cheque book	No cheque book is available with this account

Other Details

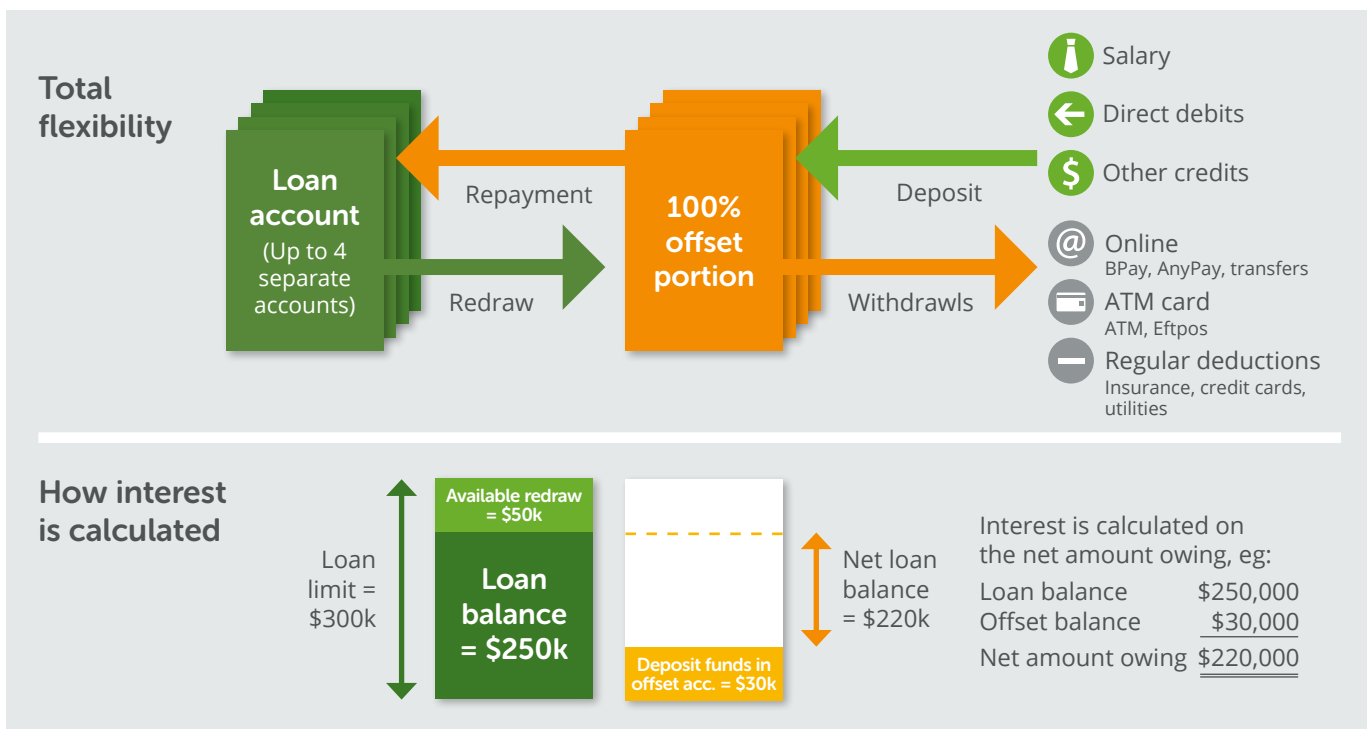
Statements	Are issued every month
Security	1st registered mortgage over acceptable residential property
Linked accounts	The offset account must be established and terminated at the same time as the loan account
Minimum loan	\$20,000
Maximum loan	No maximum loan but lending criteria applies
Maximum loan to value ratio	95% including capitalised lenders mortgage insurance
Mortgage insurance	Applies where the loan to value ratio exceeds 80%
Maximum loan term	30 years
Lender	Bendigo and Adelaide Bank Limited
Manager	Mortgageport Management Pty Limited (ACL 386360)

Fees and Charges

No establishment fee	Yes, you have the option to have the loan establishment fees refunded to you at settlement. A higher interest rate may apply
-----------------------------	--

Application fee	\$330.00. Additional fees may apply where the security property is worth more than \$1m or where more than one property is used as security
Lenders legal fees	\$440.00
Contract fee	\$150.00 for the first loan and \$50.00 for each additional loan payable once at settlement. Construction loan \$250
LMI	Lenders Mortgage Insurance premiums apply where the loan to value ratio (LVR) exceeds 80%
Discharge fees	\$495.00 payable when you close the loan and discharge the security, plus lenders legal fees of approximately \$330.00
Early repayment fees	Nil, if you have a variable rate loan, break fees may apply if you have a fixed rate loan
Construction fees	\$242 to cover 2 standard progress inspections. Additional fees may apply depending on property location

How your account works



Terms and Conditions

WARNING: *Comparison rate calculated on loan amount of \$150,000 for term of 25 years based on monthly repayments. These rates are for secured loans only. 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.