

Prepared For: **INTERSTAR WHOLESALE FUNDING**
STANDARD LMI WITH 12 MONTHS TIMELY PAYMENT COVER

Effective from 8 May, 2006

LVR	Standard LMI- New Loans													
	\$0-\$300,000		\$300,001-\$500,000		\$500,001-\$750,000		\$750,001 - \$1m		> \$1m - \$1.5m		> \$1.5m - \$2m		> \$2m - \$2.5m	
	Regulated	Non-Reg.	Regulated	Non-Reg.	Regulated	Non-Reg.	Regulated	Non-Reg.	Regulated	Non-Reg.	Regulated	Non-Reg.	Regulated	Non-Reg.
>0%- 60%	\$150		\$300		\$1,150		\$1,500		\$3,000		\$4,600		\$6,000	
>60% - 66%	\$150		\$300		\$1,500		\$1,960		\$3,500		\$5,200		\$6,800	
>66% - 70%	\$175		\$350		\$1,500		\$1,960		\$3,500		\$5,200		\$6,800	
>70%- 76%	\$175		\$350		\$2,300		\$3,450		\$4,400		\$6,400		\$8,400	
>76%- 78%	\$175		\$350		\$2,530		\$3,800		\$4,800		\$7,500		\$9,800	
>78% - 80%	\$175		\$350		\$2,530		\$3,800		\$4,800		\$7,500		\$9,800	
>80% - 81%	0.49	0.62	0.64	0.81	0.87	1.09	0.87	1.09	0.97	1.21	1.00	1.25	1.05	1.31
>81% - 82%	0.49	0.62	0.64	0.81	0.89	1.11	0.89	1.11	0.98	1.22	1.02	1.28	1.07	1.34
>82% - 83%	0.75	0.93	0.97	1.21	1.18	1.48	1.18	1.48	1.30	1.62	1.36	1.70	1.43	1.78
>83% - 84%	0.75	0.93	0.97	1.21	1.30	1.62	1.30	1.62	1.43	1.78	1.50	1.87	1.58	1.97
>84% - 85%	0.93	1.16	1.22	1.52	1.52	1.90	1.52	1.90	1.67	2.08	1.75	2.19	1.84	2.30
>85% - 86%	0.93	1.16	1.22	1.52	1.58	1.97	1.58	1.97	1.74	2.17	1.82	2.27	1.91	2.39
>86% - 87%	1.12	1.39	1.45	1.81	1.81	2.26	1.81	2.26	1.99	2.49	2.08	2.60	2.19	2.73
>87% - 88%	1.12	1.39	1.45	1.81	1.90	2.37	1.90	2.37	2.09	2.62	2.19	2.73	2.30	2.88
>88% - 89%	1.30	1.62	1.70	2.13	2.10	2.63	2.10	2.63	2.31	2.89	2.42	3.02	2.54	3.18
>89% - 90%	1.30	1.62	1.70	2.13	2.16	2.70	2.16	2.70	2.38	2.98	2.48	3.11	2.61	3.26
>90% - 91%	1.50	1.87	1.94	2.43	2.88	3.59	2.88	3.59	3.16	3.95	3.32	4.15	3.48	4.36
>91% - 92%	1.50	1.87	1.94	2.43	2.99	3.74	2.99	3.74	3.29	4.11	3.45	4.31	3.62	4.53
>92% - 93%	1.68	2.10	2.19	2.73	3.11	3.88	3.11	3.88	3.42	4.27	3.59	4.49	3.77	4.72
>93% - 94%	1.68	2.10	2.19	2.73	3.22	4.03	3.22	4.03	3.54	4.43	3.71	4.64	3.90	4.87
>94% - 95%	1.86	2.33	2.43	3.03	3.34	4.17	3.34	4.17	3.67	4.59	3.85	4.82	4.05	5.06

LVR	Standard LMI Top-Up Rates to 80% LVR						
	\$0-\$300,000	\$300,001-\$500,000	\$500,001-\$750,000	\$750,001 - \$1m	> \$1m - \$1.5m	> \$1.5m - \$2m	> \$2m - \$2.5m
	No Rebate	No Rebate	No Rebate	No Rebate	No Rebate	No Rebate	No Rebate
>0%-60%	\$150	\$300	0.18	0.20	0.24	0.26	0.28
>60%-66%	\$150	\$300	0.24	0.25	0.28	0.30	0.31
>66%-70%	\$175	\$350	0.24	0.25	0.28	0.30	0.31
>70%-76%	\$175	\$350	0.37	0.39	0.41	0.43	0.45
>76%-78%	\$175	\$350	0.40	0.44	0.47	0.49	0.52
>78%-80%	\$175	\$350	0.40	0.44	0.47	0.49	0.52

LVR	Limited Income Evidence (Low Doc) and Asset Plus						
	\$0-\$300,000	\$300,001-\$500,000	\$500,001-\$750,000	\$750,001 - \$1m	> \$1m - \$1.5m	> \$1.5m - \$2m	> \$2m - \$2.5m
	No Rebate	No Rebate	No Rebate	No Rebate	No Rebate	No Rebate	No Rebate
>0%-60%	0.25	0.37	0.49	0.53	0.59	0.62	0.66
>60%-70%	0.37	0.54	0.68	0.70	0.77	0.81	0.85
>70%-80%	0.49	0.72	0.89	1.12	1.23	1.29	1.36

LVR	HomeBuyer Plus					
	\$0-\$300,000		\$300,001-\$500,000		\$500,001-\$750,000	
	No Rebate	Rebate	No Rebate	Rebate	No Rebate	Rebate
>85% - 86%	1.16	1.45	1.53	1.91	1.97	2.46
>86% - 87%	1.39	1.74	1.82	2.27	2.25	2.82
>87% - 88%	1.39	1.74	1.82	2.27	2.37	2.96
>88% - 89%	1.62	2.03	2.13	2.66	2.63	3.29
>89% - 90%	1.62	2.03	2.13	2.66	2.70	3.38
>90% - 91%	1.87	2.34	2.43	3.03	3.60	4.50
>91% - 92%	1.87	2.34	2.43	3.03	3.74	4.67
>92% - 93%	2.10	2.63	2.74	3.42	3.89	4.86
>93% - 94%	2.10	2.63	2.74	3.42	4.03	5.03
>94% - 95%	2.33	2.92	3.04	3.80	4.17	5.22
>95% - 96%	2.56		3.34			
>96% - 97%	2.79		3.63			
>97% - 98%	3.02		3.93			
>98% - 99%	3.25		4.23			
>99% - 100%	3.48		4.53			

From 8th May 2006 business previously written under the Non Genuine Savings and Limited Savings products will now be processed under the new HomeBuyer Plus product

Please see page 3 for Stamp Duty and other important information

Minimum premium for HomeBuyer Plus is \$205. All other products: \$150.
 For top-up loans where the total Genworth exposure exceeds \$500,000 the minimum premium is \$400.



LENDERS MORTGAGE INSURANCE

PREMIUM RATES

Genworth FirstHome - INTERSTAR WHOLESALE FUNDING STANDARD LMI WITH FIRST HOME BUYER DISCOUNT ABOVE 80% LVR AND 12 MONTHS TIMELY PAYMENT COVER

Effective from 8 May, 2006

LVR	Standard LMI- New Loans (Discounted)						
	\$0-\$300,000	\$300,001-\$500,000	\$500,001-\$750,000	\$750,001 - \$1m	> \$1m - \$1.5m	> \$1.5m - \$2m	> \$2m - \$2.5m
	Regulated	Regulated	Regulated	Regulated	Regulated	Regulated	Regulated
>0% - 60%	NOT ELIGIBLE FOR DISCOUNT, SEE STANDARD PREMIUM RATES ON FIRST PAGE						
>60% - 66%							
>66% - 70%							
>70% - 76%							
>76% - 78%							
>78% - 80%							
>80% - 81%	0.42	0.55	0.74	0.74	0.82	0.85	0.89
>81% - 82%	0.42	0.55	0.75	0.75	0.83	0.87	0.91
>82% - 83%	0.64	0.82	1.01	1.01	1.10	1.15	1.21
>83% - 84%	0.64	0.82	1.10	1.10	1.21	1.27	1.34
>84% - 85%	0.79	1.04	1.29	1.29	1.42	1.49	1.56
>85% - 86%	0.79	1.04	1.34	1.34	1.48	1.54	1.62
>86% - 87%	0.95	1.23	1.53	1.53	1.69	1.77	1.86
>87% - 88%	0.95	1.23	1.61	1.61	1.78	1.86	1.96
>88% - 89%	1.10	1.45	1.79	1.79	1.96	2.05	2.16
>89% - 90%	1.10	1.45	1.84	1.84	2.02	2.11	2.22
>90% - 91%	1.27	1.65	2.44	2.44	2.69	2.82	2.96
>91% - 92%	1.27	1.65	2.54	2.54	2.80	2.93	3.08
>92% - 93%	1.43	1.86	2.64	2.64	2.90	3.05	3.21
>93% - 94%	1.43	1.86	2.74	2.74	3.01	3.16	3.31
>94% - 95%	1.58	2.06	2.83	2.83	3.12	3.27	3.44

LVR	Standard LMI Top-Up Rates to 80% LVR						
	\$0-\$300,000	\$300,001-\$500,000	\$500,001-\$750,000	\$750,001 - \$1m	> \$1m - \$1.5m	> \$1.5m - \$2m	> \$2m - \$2.5m
	Regulated	Regulated	Regulated	Regulated	Regulated	Regulated	Regulated
>0%-60%	NOT ELIGIBLE FOR DISCOUNT, SEE STANDARD PREMIUM RATES ON FIRST PAGE						
>60%-66%							
>66%-70%							
>70%-76%							
>76%-78%							
>78%-80%							

LVR	Limited Income Evidence (Low Doc) and Asset Plus						
	\$0-\$300,000	\$300,001-\$500,000	\$500,001-\$750,000	\$750,001 - \$1m	> \$1m - \$1.5m	> \$1.5m - \$2m	> \$2m - \$2.5m
	Regulated	Regulated	Regulated	Regulated	Regulated	Regulated	Regulated
>0%-60%	NOT ELIGIBLE FOR DISCOUNT, SEE STANDARD LOW-DOC PREMIUM RATES ON FIRST PAGE						
>60%-70%							
>70%-80%							

LVR	HomeBuyer Plus		
	\$0-\$300,000	\$300,001-\$500,000	\$500,001-\$750,000
	Regulated	Regulated	Regulated
>85% - 86%	0.99	1.30	1.67
>86% - 87%	1.18	1.54	1.92
>87% - 88%	1.18	1.54	2.01
>88% - 89%	1.38	1.81	2.24
>89% - 90%	1.38	1.81	2.30
>90% - 91%	1.59	2.06	3.06
>91% - 92%	1.59	2.06	3.18
>92% - 93%	1.79	2.33	3.30
>93% - 94%	1.79	2.33	3.42
>94% - 95%	1.98	2.58	3.55
>95% - 96%	2.18	2.83	
>96% - 97%	2.38	3.09	
>97% - 98%	2.57	3.34	
>98% - 99%	2.77	3.60	
>99% - 100%	2.96	3.85	

From 8th May 2006 business previously written under the Non Genuine Savings and Limited Savings products will now be processed under the new HomeBuyer Plus product

Please see next page for Stamp Duty and other important information

Minimum premium for HomeBuyer is \$205. All other products: \$150.
For top-up loans where the total Genworth exposure exceeds \$500,000 the minimum premium is \$400.

IMPORTANT INFORMATION

STAMP DUTY

Stamp duty is payable on the LMI premium and varies according to the State or Territory of location of the security property. The various rates of duty are shown below:

NSW	9% *	* Commences 1 September 2005, but included in premiums quoted from 4 July 2005
ACT, VIC, WA & NT	10%	
SA	11%	
TAS	8%	
QLD (First mortgage securities for owner occupied purchase or construction)	5%	
QLD (All other loan types including investment, refinance, additional, dual security and business loans)	7.5%	

Where the security consists of two or more properties located in different states, the premium will be apportioned to the relevant state on a

PLEASE NOTE

- For all products please refer to the specific product guidelines and acceptable Genworth Financial Security Location Guide.
- All premium rates are inclusive of GST.

ADDITIONAL LOANS AND MULTIPLE SECURITIES

Where the first or prior advance/s **are** insured by Genworth Financial (the insurer) or where the insurer's cover does exist on at least one security offered, the LVR is calculated by adding the new loan to the outstanding* first mortgage debt and determining the combined LVR based on total exposure and total security using the lower of the valuation or cost.

The premium rate based on the LVR (calculated as above) then applies to the new loan amount only to calculate the premium payable.

Where the first or prior advance/s **are not** insured or where the insurer's cover does not exist on at least one security offered, the LVR is calculated by adding the proposed loan to the outstanding* first mortgage debt and determining the combined LVR on the security as a percentage of the lower of the valuation or cost (LVR).

The premium rate based on the LVR is then applied to the combined loan amount on the security to calculate the premium payable.

Cover will be provided on the lender's existing loans subject to the provision of full details of the first or prior advance/s.

* Where the outstanding debt is a line of credit or has a redraw option, the scheduled balance (amortised loan limit) is to be used.

VARIATIONS WHICH INCREASE LVR OR LOAN AMOUNT

Types of variations within this category include Substitutions of Security and Partial Releases of Security. These are treated as a new LMI proposal and will incur a separate premium. In certain circumstances a refund on the existing LMI policy may be applicable.

Period from date of contract to date of variation	Refund Payable
3 months or less	80%
Over 3 months to 1 year	70%
Over 1 year to 2 years	50%

LOAN DISCHARGES

Please note that you are required to inform Genworth Financial when an LMI insured loan has been discharged. In certain circumstances a refund may be applicable.

Period from date of contract to date when loan has been repaid in full.	Refund Payable
1 year or less	40%
Over 1 year to 2 years	20%

No refund is payable where :

- the loan is repaid within one year of the maturity date of the mortgage; or
- the notification of cancellation of the policy is received by Genworth Financial more than 3 months after repayment of the insured loan; or
- the refund amount (net of any rebates paid) is less than \$150.00; or
- a loss has eventuated; or
- the loan has been reported to have had recent arrears.

**FOR FURTHER INFORMATION PLEASE CONTACT YOUR LOCAL GENWORTH FINANCIAL OFFICE
OR YOUR GENWORTH SALES MANAGER**