



LMI Premium Rates Australia (including Cash Flow Cover)

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Rate cards

1.1 pmiADVANTAGE

100% cover available with terms of up to 30 years:

Loans up to \$300,000:

Loan To Value Ratio	No Lender Service Fee	With Lender Service Fee
> 0% to 80%	\$200	\$200
> 80% to 81%	0.49%	0.62%
> 81% to 82%	0.49%	0.62%
> 82% to 83%	0.75%	0.93%
> 83% to 84%	0.75%	0.93%
> 84% to 85%	0.93%	1.16%
> 85% to 86%	0.93%	1.16%
> 86% to 87%	1.12%	1.39%
> 87% to 88%	1.12%	1.39%
> 88% to 89%	1.30%	1.62%
> 89% to 90%	1.30%	1.62%
> 90% to 91%	1.50%	1.87%
> 91% to 92%	1.50%	1.87%
> 92% to 93%	1.68%	2.10%
> 93% to 94%	1.68%	2.10%
> 94% to 95%	1.86%	2.33%
> 95% to 96%	2.02%	2.53%
> 96% to 97%	2.35%	2.93%
> 97% to 98%	2.35%	2.93%
> 98% to 99%	3.12%	3.90%
> 99% to 100%	3.12%	3.90%

Loans > \$300,000 to \$500,000:

Loan To Value Ratio	No Lender Service Fee	With Lender Service Fee
> 0% to 80%	\$400	\$400
> 80% to 81%	0.64%	0.81%
> 81% to 82%	0.64%	0.81%
> 82% to 83%	0.97%	1.21%
> 83% to 84%	0.97%	1.21%
> 84% to 85%	1.22%	1.52%
> 85% to 86%	1.22%	1.52%
> 86% to 87%	1.45%	1.81%
> 87% to 88%	1.45%	1.81%
> 88% to 89%	1.70%	2.13%
> 89% to 90%	1.70%	2.13%
> 90% to 91%	1.94%	2.43%
> 91% to 92%	1.94%	2.43%
> 92% to 93%	2.19%	2.73%
> 93% to 94%	2.19%	2.73%
> 94% to 95%	2.43%	3.03%
> 95% to 96%	2.62%	3.28%
> 96% to 97%	3.04%	3.80%
> 97% to 98%	3.04%	3.80%
> 98% to 99%	3.74%	4.67%
> 99% to 100%	3.74%	4.67%

Loans > \$500,000 to \$750,000:

Loan To Value Ratio	No Lender Service Fee	With Lender Service Fee
> 0% to 60%	\$950	\$950
> 60% to 70%	\$1,240	\$1,240
> 70% to 80%	\$2,090	\$2,090
> 80% to 81%	0.83%	1.04%
> 81% to 82%	0.84%	1.05%
> 82% to 83%	1.13%	1.41%
> 83% to 84%	1.23%	1.54%
> 84% to 85%	1.44%	1.80%
> 85% to 86%	1.50%	1.87%
> 86% to 87%	1.71%	2.14%
> 87% to 88%	1.81%	2.26%
> 88% to 89%	2.00%	2.50%
> 89% to 90%	2.06%	2.57%
> 90% to 91%	2.74%	3.42%
> 91% to 92%	2.84%	3.55%
> 92% to 93%	2.96%	3.69%
> 93% to 94%	3.06%	3.82%
> 94% to 95%	3.17%	3.97%
> 95% to 96%	3.51%	4.38%
> 96% to 97%	4.17%	5.22%
> 97% to 98%	4.17%	5.22%
> 98% to 99%	4.31%	5.39%
> 99% to 100%	4.31%	5.39%

Loans > \$750,000 to \$1,000,000:

Loan To Value Ratio	No Lender Service Fee	With Lender Service Fee
> 0% to 60%	\$1,240	\$1,240
> 60% to 70%	\$1,620	\$1,620
> 70% to 80%	\$3,140	\$3,140
> 80% to 81%	0.83%	1.04%
> 81% to 82%	0.84%	1.05%
> 82% to 83%	1.13%	1.41%
> 83% to 84%	1.23%	1.54%
> 84% to 85%	1.44%	1.80%
> 85% to 86%	1.50%	1.87%
> 86% to 87%	1.71%	2.14%
> 87% to 88%	1.81%	2.26%
> 88% to 89%	2.00%	2.50%
> 89% to 90%	2.06%	2.57%
> 90% to 91%	2.74%	3.42%
> 91% to 92%	2.84%	3.55%
> 92% to 93%	2.96%	3.69%
> 93% to 94%	3.06%	3.82%
> 94% to 95%	3.17%	3.97%

NB! For all pmiADVANTAGE loans > 85% to 95% LVR, where **borrowed** funds constitute the equity requirement, premium is loaded by a multiplier of 1.2 times.

Premiums include GST and exclude any state stamp duties.

Minimum premium of \$200 applies.

1.2 pmiGOLD

Rates for 100% cover for terms up to 30 years:

Loans > \$1,000,000 to \$1,500,000:

Loan To Value Ratio	No Lender Service Fee	With Lender Service Fee
0% and up to 70%	\$3,600	\$4,500
Over 70% and up to 75%	\$6,850	\$8,575
Over 75% and up to 80%	\$7,850	\$9,825
Over 80% and up to 81%	0.92%	1.15%
Over 81% and up to 82%	0.92%	1.15%
Over 82% and up to 83%	1.26%	1.58%
Over 83% and up to 84%	1.38%	1.73%
Over 84% and up to 85%	1.58%	1.98%
Over 85% and up to 86%	1.64%	2.05%
Over 86% and up to 87%	1.86%	2.33%
Over 87% and up to 88%	1.96%	2.45%
Over 88% and up to 89%	2.18%	2.73%
Over 89% and up to 90%	2.28%	2.85%

Loans > \$1,500,000 to \$2,000,000:

Loan To Value Ratio	No Lender Service Fee	With Lender Service Fee
0% and up to 70%	\$5,400	\$6,750
Over 70% and up to 75%	\$10,700	\$13,375
Over 75% and up to 80%	\$12,150	\$15,200

Additional Loans

Where an additional loan increases the aggregate loan amount above \$1,000,000, the following rates will replace the flat fee. The new LVR is used to determine the rate and the premium is calculated by multiplying the amount of the increase by the appropriate rate.

Loan To Value Ratio	No Lender Service Fee	With Lender Service Fee
0% and up to 70%	0.48%	0.60%
Over 70% and up to 80%	0.70%	0.88%

Premiums include GST and exclude any state stamp duties.

Minimum premium of \$300 applies.

1.3 pmiLOWDOC

Rates for 100% cover available for terms up to 30 years for regulated and unregulated loans:

Loans up to \$300,000:

Loan To Value Ratio	All Loans (No Lender Service Fee)
Up to 60%	0.28%
Over 60% and up to 70%	0.41%
Over 70% and up to 80%	0.54%

Loans > \$300,000 to \$500,000:

Loan To Value Ratio	All Loans (No Lender Service Fee)
Up to 60%	0.37%
Over 60% and up to 70%	0.59%
Over 70% and up to 80%	0.80%

Loans > \$500,000 to \$750,000:

Loan To Value Ratio	All Loans (No Lender Service Fee)
Up to 60%	0.55%
Over 60% and up to 70%	0.75%
Over 70% and up to 80%	0.99%

Loans > \$750,000 to \$1,000,000:

Loan To Value Ratio	All Loans (No Lender Service Fee)
Up to 60%	0.61%
Over 60% and up to 70%	0.82%
Over 70% and up to 80%	1.30%

Premiums include GST and exclude any state stamp duties.

Minimum premium of \$300 applies.

1.4 Capitalisation of Premium

PMI will allow lenders to add a borrower's LMI cost to the amount insured in addition to the loan without penalty or an additional fee on the premium, subject to the following conditions:

- The maximum loan amount is up to \$1,000,000 before the premium is capitalised
- The maximum Loan to Value Ratio (LVR) must not exceed 100% after the premium is capitalised

1.5 Refunds

If an insured loan is repaid in full within 12 months of the mortgage insurance agreement being issued and the policy termination is advised within 30 days of discharge, a partial fee refund may be available.

<u>Period from Start of Insurance</u>	<u>Fee Refund</u>
1 year or less	40%

Exclusions

No refund is payable where:

- the loan has been in default;
- the purpose of the loan was to purchase vacant land;
- the amount of the refund is less than \$200;
- the loan is not repaid in full; or
- the loan is repaid within 12 months of the maturity date of the mortgage

It is the responsibility of the Lender to advise PMI.

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