



Credit Policy

Acceptable Securities

[Back to Satisfactory Security](#)

Security must consist of one or more of the following:

- ▶ A registered first mortgage over residential real property, eg. freehold and leasehold, including vacant land, subject to maximum Loan to Valuation Ratio (LVR) restrictions.
- ▶ A registered first mortgage over residential real properties under the National Rental Affordability Scheme (NRAS)*
- ▶ A security interest in a cash deposit in a Commonwealth Bank account taken as collateral security if there is a residential property as a primary security. A lending margin of up to 100% may be used for the cash deposit portion of the Security. the following cash accounts may be used as security:
 - ▶ Netbank Saver
 - ▶ Commonwealth Direct Investment Account (CDIA)
 - ▶ Online Business Saver
- ▶ A security interest in shares in an acceptable company title unit.
- ▶ A registered second mortgage over residential property, providing the first mortgage is one of the following:
 - ▶ Defence Housing Loans*
 - ▶ Commissioner for Housing ACT
 - ▶ Staff Housing Loans
 - ▶ Colonial State Bank, in these cases the facility may be approved under Personal Credit Approval Authority (PCAA) guidelines subject to maximum LVR restrictions covering both debts and registration of the second mortgage to the Bank.

Where multiple / units in the one completed development are involved, the following applies:

- ▶ Up to 4 dwellings in the one completed development is acceptable (dwellings can be on one title or separate titles). Note: Construction is restricted to a maximum of 4 units on the same title.
- ▶ 5 or 6 dwellings in the one completed development may be approved by credit officers holding an exceptions approval authority provided the number of units does not exceed 25% of the total number of units in the development.

***Note:** A copy of the lease agreement must be forwarded to the Bank for DHA and NRAS properties