



# Hyper 88% LVR by 1st RM

St Ives NSW  
2.08% pm | \$2.062m  
residence refinance

**December 2025**

A new client undertaking minor works on a property held since 1991, was preparing the owner occupied property for sale and required a refinance of expired loan together with cashout, holding interest and loan fees...

**Location of property:** St Ives NSW

**Circumstances:** The owner had an expired loan (exceeded by 1 month) by 1st RM to a private lender and required an urgent refinance together with cashout to complete minor works and provide holding interest while preparing owner occupied property for sale. The current lender had promised to extend the loan however several days before Xmas the lender notified the owner an extension was no longer available.

A new loan was approved subject to valuation, loan agreement ordered, signed and returned. An urgent valuation was undertaken but failed to realise the owners expected value resulting in a higher lvr being required beyond the already approved 75% lvr. As the last day for settlements with legal firms specialising in mortgages was the 23rd December, if settlement didn't proceed on or before the 23rd, the next available date for settlement is 5th January 2026. Owner had already been charged a full month of interest for missing expiry date by a few days.

**Client contribution:** Owner provided the valuation fee

**Loan product offered:** Our **Hyper** loan product was the most suitable because:

- LVR range available 75.01% - 90% (87.75% was required using as-is market value)
- Loan terms of 2-6 months (up-to 6 months was required by owner)
- No accountant letter if prepaying interest (owner did not wish to provide a letter)
- No restrictions on borrower age (owner is 79 years of age)

**Loan amount:** \$2,062,125

**Outcome:** Owner was able to refinance the expired loan, access required funds to complete minor works, prepare the property for sale, finance the holding interest while property was completed, prepared and listed for sale, finance the loan fees and overcome the lower than expected last minute property valuation. And, settle the loan on the 23rd December being the last day for settlements 2025.