

The Doctor, Lawyer & Accountant Advantage

Special Loan Policies for High-Income Professionals — What's Available and Who Qualifies

LMI waivers, higher borrowing capacity and flexible policy for selected professions

By the team at Loan Experts · 2026 Edition

Contents

1	Why Lenders Treat Professionals Differently	3
2	LMI Waivers — Buying Without the Premium	4
3	Higher Borrowing Capacity for Professionals	5
4	Which Professions Qualify and for What	6
5	Registrar and Early-Career Professionals	7
6	Self-Employed Professionals — Extra Considerations	8
7	Using Your Professional Status to Build a Portfolio	9
8	How a Broker Accesses the Right Policy for You	10
9	Your Professional Advantage Self-Check	11

Most borrowers don't know that many lenders offer meaningfully different policies for doctors, dentists, lawyers, accountants and other high-income professionals — including LMI waivers on loans that would normally attract a large premium, and higher borrowing capacity than standard income-based assessment would allow. This guide explains what's available, who qualifies, and how to access it.

Three Key Benefits Professionals Often Miss

LMI Waiver
Borrow up to 90% or more with no LMI premium — saving tens of thousands.

Higher Borrowing
Some lenders add a loading on professional income, increasing how much you can borrow.

Flexible Evidence
Income from training contracts and employment letters accepted — not just payslips.

No. 1

Why Lenders Treat Professionals Differently

Stable income, low default risk and career trajectory all factor in

Lenders assess risk based on the likelihood you'll make your repayments over time. High-income professionals in regulated industries — medicine, law, accounting, engineering and others — represent a demographic with stable career trajectories, strong future income growth, and historically very low default rates. These factors together justify different treatment from a standard salaried borrower.

This manifests in two main ways: some lenders are willing to lend above 80% LVR without charging LMI (saving a significant upfront premium), and some lenders apply a notional income loading when assessing borrowing capacity, effectively treating the borrower as having a higher assessable income than the payslip alone shows.

- Regulated professions carry lower lender risk due to stable, growing income trajectories
- Low historical default rates justify policy exceptions for qualified professionals
- LMI waiver and income loading are the two main advantages available
- Not all lenders offer professional policies — knowing which ones do matters

EXPERT TIP

Professional lending policies aren't advertised on lender websites — a broker who knows which lenders have relevant policies is the only reliable way to access them.

No. 2

LMI Waivers — Buying Without the Premium

The most valuable benefit most professionals don't know they have

Lenders Mortgage Insurance is typically payable on any loan above 80% LVR — on a \$900,000 purchase at 90% LVR, the LMI premium can easily exceed \$18,000. For eligible professionals, certain lenders will waive this entirely, allowing borrowing up to 90% or in some cases higher with no premium payable. This is genuinely one of the most valuable financial benefits tied to professional status.

The LMI waiver is generally available to registered or recently registered practitioners in eligible professions, with income thresholds that vary by lender. Some extend the waiver to 85% LVR for a wider group of professions and to 90% for a narrower group of higher-income specialists. The property type and location can also affect eligibility.

Standard borrower at 90% LVR

~\$18,000 LMI



Professional with LMI waiver

\$0 LMI



Saving on a \$900k purchase

~\$18,000 saved



EXPERT TIP

LMI waivers are lender-specific — not every lender offers them for every profession. A broker can identify which lenders have a waiver policy for your specific qualification and income level.

No. 3

Higher Borrowing Capacity for Professionals

Income loadings and flexible assessment that increase what you can borrow

Some lenders apply an income loading when assessing professionals' borrowing capacity — effectively crediting you with a higher assessable income than your current payslip reflects, in recognition of typical career income trajectories. A registrar earning \$180,000 who will likely be earning \$350,000+ as a consultant within a few years is assessed differently by lenders who apply this policy.

Even without a formal income loading, professional borrowers often have more flexibility in how income is assessed: employment contracts and offer letters can carry more weight than they would for a general borrower, overtime and on-call loading may be included more readily, and base salary assessments can be more favourable than a standard applicant with the same pay structure.

- Some lenders apply an income loading, increasing assessable income for professionals
- Employment offer letters and contracts carry more weight than standard payslips alone
- Overtime and on-call income treated more favourably than for general borrowers
- Higher assessed income directly increases your maximum borrowing limit

EXPERT TIP

If you've recently had a significant pay rise, changed roles or are approaching consultant level, make sure your broker knows — the timing of when you apply can meaningfully affect your assessed capacity.

No. 4

Which Professions Qualify and for What

The eligible categories vary by lender and benefit type

The most commonly eligible professions for LMI waivers and income loadings include: medical practitioners (GPs, specialists, surgeons, dentists, optometrists), legal professionals (solicitors, barristers, partners), chartered accountants (CPA/CA qualified), engineers (CPEng), and in some cases veterinarians, pharmacists and certain financial professionals. The exact list varies by lender.

Eligibility for the LMI waiver usually requires registration or recent qualification in the profession, along with meeting an income threshold — which ranges from around \$90,000 to \$150,000+ depending on the lender and benefit tier. Some lenders also require the profession to be the primary source of income rather than a side occupation.

- Medical: GPs, specialists, surgeons, dentists, optometrists, pharmacists
- Legal: solicitors, barristers, senior lawyers and partners at eligible firms
- Accounting: CPA and CA qualified professionals above income thresholds
- Engineering, veterinary and selected financial professionals — lender dependent

EXPERT TIP

If your profession isn't listed above, don't rule it out — professional lending policies expand regularly and some lenders have broader definitions than others. A broker can check current eligibility.

No. 5

Registrar and Early-Career Professionals

How junior doctors and recently admitted lawyers can still access professional benefits

One of the most useful aspects of professional lending policies is that they often apply to professionals still in training or in the early years of their career. A hospital registrar, a junior solicitor or a graduate accountant may already qualify for LMI waiver benefits, even before reaching the income levels of senior practitioners.

For registrars and junior doctors in particular, the income trajectory is well understood by specialist lenders — several will extend the LMI waiver to resident medical officers and registrars based on profession registration alone, without requiring the higher income threshold that applies to more senior practitioners. Employment letters confirming specialty training programs can strengthen the application.

- Registrars and RMOs may qualify for LMI waivers without meeting senior income thresholds
- Specialty training program documentation can strengthen early-career applications
- Junior lawyers and graduate accountants may qualify at lower income starting points
- Starting your property journey early can capture more growth during your career

EXPERT TIP

Don't wait until you're a consultant to enquire — some of the most favourable policies apply to registrars and early-career professionals who haven't yet reached peak income.

No. 6

Self-Employed Professionals — Extra Considerations

How lenders assess professionals who run their own practice

Self-employed doctors, lawyers and accountants face a more complex income assessment than their salaried peers — even if their underlying income is very strong. Lenders typically require two years of tax returns and financial statements for self-employed borrowers, and some professional policy benefits are restricted to PAYG (salaried) professionals rather than those operating through a trust or company structure.

That said, several lenders do offer professional policies to self-employed practitioners, and specialist lenders can be more flexible around income evidence than the major banks. If you operate through a practice structure, the lender's treatment of retained earnings, trust distributions and drawn salary all affect your assessable income — getting the right lender is especially important.

- Two years of financials typically required for self-employed income assessment
- Some professional LMI waiver policies are PAYG-only — others extend to self-employed
- Trust distributions and retained earnings treated differently by different lenders
- Specialist lenders often offer more flexible professional assessment than major banks

EXPERT TIP

If you're transitioning from employed to self-employed (or vice versa), timing your loan application around this change can materially affect which policy benefits you can access.

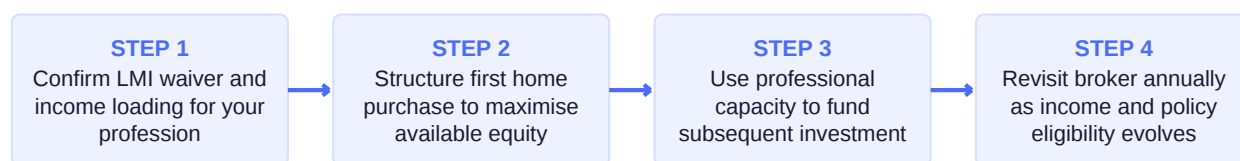
No. 7

Using Your Professional Status to Build a Portfolio

Higher borrowing capacity and LMI waivers compound across multiple purchases

The benefits of professional lending policies aren't just useful for your first home — they compound meaningfully when building a property portfolio. Higher assessable income and LMI waivers mean you can access more property with less cash tied up in deposits and insurance premiums, leaving more available to invest or service the next purchase.

For investors, professional policies that allow high-LVR lending without LMI can fund an investment property purchase that a standard borrower would need significantly more deposit for. Combined with the serviceability benefits of professional income assessment, the gap between what a professional investor can access and what a general borrower can is often substantial.



EXPERT TIP

Your professional status is most valuable early in your career before you've built significant equity — use it while the LMI waiver has maximum impact on your deposit requirement.

No. 8

How a Broker Accesses the Right Policy for You

Professional policies aren't advertised — a broker knows where to find them

Professional lending policies are not listed on lender websites or comparison platforms. Knowing which of the 80 lenders on panel has a policy for your specific profession, at your specific income level and LVR, is exactly the kind of knowledge a specialist broker brings — saving you from applying with a lender who doesn't have it.

Policy Identification

Identifies which lenders have a professional policy for your specific profession.

LMI Waiver Confirmation

Confirms whether your qualification and income level trigger a waiver.

Income Loading Check

Identifies which lenders apply a loading for your profession and income stage.

Self-Employed Structuring

Advises on the best lender for practice-structure or trust income assessment.

Early-Career Assessment

Knows which lenders extend professional benefits to registrars and graduates.

Portfolio Planning

Maps how professional borrowing capacity supports a multi-property strategy.

Application Sequencing

Structures the application to maximise use of professional policy benefits.

Lender Matching

Matches your profession, income, LVR and goals across 80 lenders on panel.

NEXT STEP

Book a free assessment and we'll confirm exactly which professional benefits apply to your qualification, income stage and target purchase across 80 lenders on panel.

Your Professional Advantage Self-Check

Tick off what you know before your first lender conversation

- ☐ I know whether my profession appears on any lender's professional lending policy list
- ☐ I've checked whether I qualify for an LMI waiver at my current income and registration level
- ☐ I understand whether my lender would apply an income loading to my assessable income
- ☐ I know how my income is structured (PAYG, self-employed, trust) and how it affects my options
- ☐ I've considered whether my career stage (registrar, junior, senior) affects my eligibility
- ☐ I've spoken to a broker who knows which lenders have professional policies for my profession
- ☐ I understand how my professional benefits could support buying an investment property

GET YOUR FREE ASSESSMENT

Ticked fewer than five? A free assessment with Loan Experts will confirm exactly which professional benefits apply to your situation across 80 lenders.

Quick Reference — Professional Benefits by Category

PROFESSION	LMI WAIVER	INCOME LOADING
Medical (GP, specialist, surgeon, dentist)	LMI waiver up to 90-95%	Income loading available
Legal (solicitor, barrister, partner)	LMI waiver up to 90%	Varies by lender
Accounting (CPA/CA qualified)	LMI waiver up to 90%	Loading less common
Registrars / early-career medical	LMI waiver often available	Based on registration
Self-employed professionals	Some lenders — confirm	PAYG vs ABN matters

Ready to Use Your Professional Advantage?

We'll confirm your benefits across 80 lenders — free, no obligation.

Get Your Free Assessment

PHONE

03 7034 6634

EMAIL

hello@loanexperts.au

WEBSITE

loanexperts.au

OFFICE

Melbourne VIC 3000

This guide is general information only and does not take into account your personal financial situation, objectives or needs. Professional lending policies, LMI waiver thresholds, income loadings and eligible professions vary by lender and are subject to change without notice — always confirm current details with your broker before relying on them. Loan Experts is an Australian Credit Licence holder. Copyright 2026 Loan Experts. All rights reserved.