

Commercial		
Product Parameters		
	Commercial Doc-F	Commercial Doc L
Loan Amount	\$100K-\$3,000,000	\$100,000-\$2,000,000
Maximum LVR	<75%LVR, up to \$2,000,000 <70% LVR, up to \$3,000,000	70%
	No Lender Mortgage Insurance	
Loan Term	Up to 25 years	
Borrower Type	Individual, Company or Trust	
Income Document (PAYG)	Last two payslips + One of following Letter of employment Last group certificate/ PAYG Summary Tax assessment notice Individual tax returns	Satisfactory lease agreement for proposed security property in registrable format Lease must: <ul style="list-style-type: none"> • Have at least 24 months remaining • Be at "arm's length", that is not to your own company • Be fully executed and a bond paid before settlement of the loan
Income Document (Self Employed)	Last two years tax returns and financial statements Last two years tax assessment notices	<ul style="list-style-type: none"> • (draft can be provided prior to instructing solicitors) • No pay slips, tax returns, bank statements, BAS or financial statement are required.
Acceptable Securities	1st registered mortgage over commercial, industrial, retail or residential properties in Australian cities and major regional centers. (Please refer to our security location guide or more information)	
	Residential properties must have minimum living area of 50square meters and up to a maximum land size of 25 acres (10 hectares)	N/A
Vacant Land	N/A	
Credit History	Any credit reports that evidence adverse credit history(ie: defaults, judgements, etc) are to have supporting documentation required	
Mortgage Arrears	N/A	
Other Arrears	N/A	
Discharged Bankruptcy	N/A	
Cash Out	Cash out available based on satisfactory assessment	

Loan purpose	New Purchase, Refinance, Equity Release				
Interest Only Option	Interest only terms up to 5 years				
Fixed Rate Options	1 - 5-years fixed rate options available				
Repayment Frequency	Weekly, Fortnightly or Monthly (Interest only is only monthly)				
Repayment Method	Direct Debit from nominated bank account				
Additional Repayments	Unlimited for Variable rate loans only via Direct Salary Credit and B-Pay credit				
Loan Splits	Up to 4 splits allowed				
Credit Increases	Available for initial LVR < 80% (Maximum limit 80%)				
Product Switching	Yes - Fees and charges may apply				
Loan Portability	Yes - Fees and charges may apply				
Redraw	Variable Rate Loans Only. Fee free for internet transaction. Transaction fees apply for requests that are manually processed				
Standard Transactions	Repayments from nominated account, additional repayments from nominated account, internet access, direct salary credits, B-Pay credits and direct debits. No phone access.				
Interest Coverage Ratio	Minimum of 1.25 times	Minimum of 1.50 times			
Interest Rate					
<=50%	4.28% P.A.	5.06% P.A.			
<=65%	4.51% P.A.	5.06% P.A.			
<=70%	4.76% P.A.	5.31% P.A.			
Application Fee					
Application Fee	1.5% (0.5% nonrefundable)				
Application Loadings					
Interest Only	0.30%				
Other Fees & Charges					
Annual Fee	N/A	Solicitors Fee	From \$550 ex GST at cost	Discharge Fee	\$495 ex GST + Solicitors Fee
Valuation Fee	Quote required *Payable before valuation is ordered				
Early Repayment	<p>An ERF is payable if the loan discharges in the first 3 years of settlement and is based on current interest rate but original loan amount.</p> <p>Year 1 = 3 month interest is payable upon discharge</p> <p>Year 2 = 2 month interest is payable upon discharge</p> <p>Year 3 = 1 month interest is payable upon discharge</p>				



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