

SMSF Doc		
Product parameters		
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Loan Amount	\$100K-\$500K	\$100K-\$1M
Maximum LVR	70.01% to 80%- Mortgage Insurance Required (including capitalized LMI)	70%
	LMI is applicable on loans with an LVR >=70% and is payable by the client	
Loan Term	Up to 30 years	Up to 25 years
Borrower Type	SMSF Trustee/s	
Income Document	<p>Serviceability: 80% of rental income from investment properties held by the SMSF. Mandatory superannuation contributions (currently 9.50% of annual salary) to be included and verified over a 2 year period Regular additional contributions made to superannuation or other personal investments or savings verified over a 2 year period</p>	
Acceptable Securities	<p>In addition to the general requirements regarding the security property, loans made to SMSF Trustee/s must be secured by a “single asset” comprising a security property on a single title (not two or more separate titles) and the loan must not cover any additional assets purchased at the time of property purchase. This includes furnishings or other items which are not fixtures National Rental Affordability Scheme (NRAS) properties are acceptable and subject to normal NRAS assessment guidelines</p>	<p>1st registered mortgage over commercial, industrial, retail or residential properties in Australian cities and major regional centers excluding Non-metro postcodes Residential properties must have a minimum living area of 50 square meters and up to a maximum land size of 25 acres (10 hectares).</p>
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	N/A	

Loan Purpose	New purchase or Refinance	
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	
Redraw	N/A	
Standard Transactions	Repayments from nominated account, additional repayments from nominated account, internet access, direct salary credits, B-Pay credits and direct debits. No phone accesses.	
Guarantors	Loans must be supported by personal guarantee/s for the full amount of the loan from all beneficiaries of the SMSF. Guarantees must be in accordance with the requirements of the relevant legislation and associated regulations. The lender must verify the guarantor's financial position as being able to meet the obligations under the guarantee (please note that full income servicing and asset and liabilities details are required to be submitted for all guarantors)	
Assessment Requirements	<p>Must allow for on-going expenses associated with running a SMSF. Where a newly established SMSF cannot provide evidence (letter from their accountant) to confirm the running costs of the SMSF, a minimum of \$3000 (GST inclusive) should be included in the SMSF Servicing Calculator, otherwise use the running costs stated on the accountant's correspondence.</p> <p>Loan repayment amount to be calculated on a principal and interest basis</p> <p>Minimum SMSF net tangible assets of \$150,000 required (prior to loan transaction)</p> <p>The SMSF must have minimum liquid asset (interest/dividend earning assets) balance of 10% of the total debts of the SMSF (including the loan amount) after the loan transaction is complete. At least one borrower must be Self-Employed</p>	
Interest Only	N/A	
Interest Rate		
<=55%	5.34% P.A. from Commercial Doc F	5.74% P.A. from Commercial Doc L
<=65%	5.59% P.A. from Commercial Doc F	5.99% P.A. from Commercial Doc L
<=70%	5.89% P.A. from Commercial Doc F	6.29% P.A. from Commercial Doc L
<=75%	6.24% P.A. from Commercial Doc F	N/A
Application Fee		
Application Fee	N/A	
Establishment Fee	Up to 1.50% of the loan amount (0.5% non refundable)	
Application Loadings		

N/A		
Other Fees & Charges for SMSF Doc		
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Annual Fee	\$120 ex GST P.A.	N/A
Solicitors Fee	\$1650 ex GST Approximately	\$1000 ex GST
Discharge Fee	\$375 ex GST + Solicitors Fee	\$375 ex GST + Solicitors Fee
Valuation Fee	From \$220 ex GST at cost (Metro Sydney, Newcastle, Melbourne & Brisbane \$0- \$750K)	At Cost
	From \$440 at cost (Metro Sydney, Newcastle, Melbourne & Brisbane \$750K - \$1.5M)	
	At Cost (Non Metro NSW,QLD,VIC &SA or properties > \$1.5M)	
Valuation Fee: *Payable before valuation is ordered		
Early Repayment Fee	N/A	<p>An ERF is payable if the loan discharges in the first 3 years of settlement and is based on current interest rates 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>
Settlement Fee	\$275 ex GST	\$385 ex GST