

Our **Self Managed Super Fund Commercial loan** is fully featured that comes with an optional 100% offset account with the flexibility of redraw, online banking, unlimited additional repayments and a competitive rate.

Features	
Applicants	Newly established or existing Self Managed Super Funds and Bare Trusts with Corporate trustees
Income Verification	Full Documentation. For refinances where the last 2 years tax returns unavailable then 2 years bank statements showing clear repayment history will be considered.
Loan Purpose	Off the Plan Purchase or Refinance of commercial property, including light industrial
Loan Amount	\$50,000 - \$2,500,000 <65% LVR \$50,000 - \$1,500,000 <70% LVR \$50,000 - \$1,250,000 <75% LVR \$50,000 - \$1,500,000 <60% LVR (Regional) Max \$3m Single Borrower exposure. 0.40% loading applies to loan amounts >\$1.5m
Loan Term	Up to 30 years
Maximum LVR	75% Metro (0.50% loading applies to Inner City postcodes if >75% LVR) 60% Regional centres
Cash out / Equity Release	Not available
Lender Protection Fee	Major metro - >70% & <75% LVR 0.50% Regional or Unclassified - 0.50%
Internet & phone banking	Yes. Pay Anyone payments can be made to any Australian bank account
Interest Only	1 – 5 years. 0.30% loading applies
Fixed Rate	1 - 3 years. Add to variable rate: 0.15% for 1 year, 0.30% for 2 years, 0.50% for 3 years.
Construction	Not available
Repayment Frequency	Monthly
Additional Repayments	No fee - Unlimited repayments on variable loans. Up to \$20,000 p.a. on fixed rate loans
Fixed Rate Lock	Not available
Offset Account	Not available
Loan Splits	Up to 4 loans
Redraw	Not available
Repayment Methods	Direct debit from an external bank account
Liquidity & Net Asset Test	Minimum Liquidity of 7.5%. (e.g. loan \$350,000 x 7.5% = \$26,250 post settlement) Minimum Net Tangible Assets - \$120,000 (includes the equity, cash & other assets)
Fees	Application Fee - \$395 (payable on application). Annual Fee - \$395 (charged at settlement) Valuation – at cost (from \$850) Settlement Fee - \$250 Lender's Legal Fee incl. Bare Trust Review - \$1,500 Discharge Fee - \$895 + lender legal costs