

Our **Prime Business Commercial Loan** is a fully featured loan with the flexibility of cash out, online banking, additional repayments, a competitive rate and Alt Doc & Lease Doc options.

Features	
Applicants	Self Employed sole trader, Partnership, Company or Trust. Minimum 12 months ABN
Income Verification	Full Doc, Alt Doc or Lease Doc
Loan Purpose	To purchase or refinance commercial property, consolidate business/commercial debt, purchase equipment, equity release and any other business investment purpose including shares and managed funds.
Loan Amount	\$50,000 - \$3,000,000 <65% LVR \$50,000 - \$2,000,000 <70% LVR \$50,000 - \$1,500,000 <75% LVR Max \$5m Single Borrower exposure
Loan Term	Min. 3 to 30 years
Maximum LVR	75% Metro only. Inner City / High Density post codes max 70% LVR. Some major Non-Metro (Cat.2) areas can be considered on an exception basis.
Cash out / Equity Release	Available up to LVR limit
Lender Protection Fee	<60% - 0.50% >60% and <70% LVR – 1.00%. >70% and <75% LVR - 1.25%
Internet & phone banking	Yes. Pay Anyone payments can be made to any Australian bank account
Interest Only	1 – 5 years
Fixed Rates	Not available
Repayment	Monthly. Direct debit from an external bank account
Additional Repayments	Max \$120k p.a. during first 2 years on variable rate loans.
Loan Splits	Up to 4
Offset Account	Not available
Acceptable Securities	<ul style="list-style-type: none"> - Strata Offices & Showrooms (Minimum area 50m2) - Retails Outlets (e.g., shops & restaurants) - Industrial Units/Factories/Warehouses/Workshops - Mixed Residential & Commercial Use - Residential ≥ 3 or more units on one title (max 75% LVR) - Medical/Dental Suites (max 70% LVR) - Display/Exhibition Homes (max 70% LVR) - Childcare Centres & Serviced Apartments (max 60% LVR) - Serviced Apartments (max 60% LVR) - Student Accommodation (max 60% LVR)
Fees	Application Fee - \$550 (payable on application). Valuation - at cost (from \$850) payable upfront. Annual Fee - \$395 (charged at settlement). Settlement Fee - \$395 Documentation Fee - \$1,500 + external fees at cost. Discharge Fee - \$895 + external fees at cost Early Exit (<3 years) Fee - 3 month's interest (incl. any applicable loadings)