

SMART COMMERCIAL LENDING

LEASE DOC | COMMERCIAL | DEVELOPMENT | RURAL

Loan Purpose:	Purchase or refinance or access equity using commercial property
Borrower:	Both PAYG or Self Employed
Acceptable Securities:	Includes retail shops, offices, light industrial warehouses and rural farms. Other non-specialised property will be considered on a quote basis.
Acceptable Locations:	All locations considered

	LEASE DOC	COMMERCIAL	DEVELOPMENT	RURAL 100+ ACRES
Rates from	5.59% - 6.99%	6.49% - 6.99%	8.99% - 10.95%	9.99%
Maximum LVR	65%	65%	60	up to 50%
Maximum loan term	25 years	25 years	1-2 years	25 years
Interest Only	1-5 years add 0.4%	1-5 years add 0.4%	1-2 years add 0.4%	1-5 years add 0.4%
Purpose	financing of leased commercial property	any worthwhile purpose including cash out	multi unit construction in metro locations	any worthwhile purpose including cash out
Income verification	full lease agreement	Accountant Dec, Trading statements or BAS	Accountant Dec, Trading statements or BAS	Accountant Dec, Trading statements or BAS
Maximum Loan	\$2,000,000	\$2,000,000	\$2 - 5,000,000	\$2,000,000
Application fee	from 1.25% - 1.75%	from 1.25% - 1.75%	from 1.50%	from 1.25% - 1.75%
Valuation fee	quote on application	quote on application	quote on application	quote on application
Credit impairments	quote basis only - contact your BDM for more information			
Locations	all locations considered			

MINIMUM SUBMISSION REQUIREMENTS

All Applications

- Fully completed loan application form
- Customer identification completed
- Contract of sale (purchase)
- Rates notice/s (refinance)
- Loan statement/s (refinance)

Full Doc

- PAYG | 2 most recent payslips and letter of employment / contract
- Self Employed | Last 2 years financials / tax assessment notices

Lo Doc

Borrower repayment declaration PLUS one of the following:

- Accountants Declaration
- 12 months BAS statements
- 12 months trading statements

Lease Doc

- Current full lease agreement

