

SMART SMSF INVESTMENT LOAN

RESIDENTIAL & COMMERCIAL INVESTMENT SECURITIES

| | |
|----------------------------|-------------------------------------------------------------------------------------|
| Loan Purpose: | Purchase for investment purposes or refinance of an existing SMSF loan |
| Borrower: | Borrower will be the SMSF Trustee with property held on trust by a Property Trustee |
| Guarantors: | SMSF Members |
| SMSF Documentation: | Property Trust Deed provided with appropriate sign off checks completed |

| Location / LVR / Rate: | 60% | 65% | 70% | 75% | 80% |
|----------------------------------------------|-------|-------|-------|-------|-------|
| Metro locations | 5.69% | 5.69% | 5.79% | 5.79% | 6.49% |
| Major Regional | 5.99% | 5.99% | 6.49% | 6.49% | 6.69% |
| Inner City Apartments (less than 10 stories) | 5.79% | 5.79% | 5.99% | 5.99% | NA |
| Commercial | 6.49% | 6.99% | NA | NA | NA |

*LVR policy exceptions may be available on a case by case basis. Locations determined by QBE postcode guide.

Residential Securities

Commercial Securities

| | Residential Securities | Commercial Securities |
|------------------------------|----------------------------------------------------------------------|-----------------------|
| Maximum Loan | \$1,250,000.00 | \$2,000,000.00 |
| Maximum loan term | 30 years | 25 years |
| Interest only | No | Up to 5 years |
| Minimum size | 50 sqm living area | 50 sqm |
| Application fee | from 1.25% - 1.50% | from 1.25% - 1.75% |
| Valuation fee from | \$440.00 | Quote on application |
| Lender Legal fee from | \$1,500.00 | \$1,500.00 |
| Monthly fee | \$15.00 | \$15.00 |
| Settlement fee | \$699.00 | \$699.00 |
| Discharge fee from | \$535.00 | \$535.00 |
| Legal advice | Yes | Yes |
| Servicing | 80% of rental payments 85% of contributions 85% of deemed income | |

- The loan is a limited recourse loan which means the lender's rights of recovery against the SMSF if the loan goes into default are limited only to the secured property.
- All serviceability must be through the SMSF.
- Loans to be supported by personal guarantee/s from the beneficiaries (members) of the SMSF.
- A 2.5% liquidity requirement may apply for Off the Plan purchases without a valid lease at settlement.

DOCUMENTATION REQUIRED AT LODGEMENT

- Loan Application Form (completed) • Customer ID Checklist • Copy of lease or rental statements
- SMSF Trust Deed & Bare Trust Deed • Contract of Sale • Rental letter from Agent
- Copy of last 12 months SMSF Financials (SMSF asset & contribution statement or evidence the existing fund is being rolled over into the SMSF) • Payslips showing contributions and or salary sacrifice

*Subject to change and Lender criteria. Other conditions, fees and charges may apply. Information correct as at 7th April 2020.

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