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ULTRA COMMERCIAL SMSF LENDING

Loan Purpose:	Purchase Commercial security or refinance of an existing SMSF loan
Borrower:	Corporate SMSF Trustee only with property held on trust by a Property Trustee
Employment Type:	PAYG, Self Employed
Maximum Loan Amount:	\$1,250,000.00 (single security) with P & I repayments or \$750,000 if Interest Only \$500,000 if regional location
Security Locations:	Refer to the Ultra SMSF Postcode Guide for location / security suitability
Variable Rates:	SMSF Program Ultra 60 - 5.24% excludes inner city & regional locations (<i>Max LVR 60%</i>) Ultra 65 - 5.24% excludes regional locations (<i>Max LVR 65%</i>) Ultra 70 - 5.39% excludes regional locations (<i>Max LVR 70%</i>) Ultra 75 - 5.54% excludes regional locations (<i>Max LVR 75%</i>) Ultra 80 - Not available Ultra Regional 60 - 5.84% regional locations only (<i>Max LVR 60% & 0.50% LPF applies</i>)
Lender Protection Fee (LPF):	<75% Nil Regional and LVR's >75% <80% - 0.50%
Minimum Fund Balance & Liquidity Test & LPF:	\$120,000.00. Selected SMSF loans must have a minimum liquid asset balance of 7.5% of the total debts of the SMSF after the proposed loan transaction is completed. LPF does not apply if passes Asset & Liquidity test otherwise 0.5% LPF applies (<70%)
100% Offset:	Available
Payment Options:	Principal & Interest Interest Only up to 5 years - add 0.40% to applicable rate
Term:	Up to 30 years
Security Types considered:	Strata offices & showrooms, retail outlets (shops, restaurants), Industrial factories & warehouses, Mixed residential / commercial, 3 or more residential properties on 1 title, Childcare centres, Serviced apartments, Boarding houses, Display homes, Strata retirement units, Function halls, Vacant land as additional security (50% max). <i>For LVR's please contact your Mortgage Mart BDM</i>
Servicability:	<70% LVR NDI to be 1.00 times cover. If >70% & <80% LVR NDI to be 1.10 times cover
Servicing Support:	80% of rental 100% of contributions minimum \$3,000 running expense applies

DOCUMENTATION REQUIRED AT LODGEMENT

- Loan Application Form & Servicing Calculator
- Customer ID Checklist
- Copy of lease or rental statements
- Contract of Sale
- Certified copies of Trust & Bare Trust Deed
- Rental letter from Agent
- Payslips showing contributions and or salary sacrifice
- Rental letter from Agent
- Copy of last 2 years SMSF Financials if established (SMSF asset & contribution statement or evidence the existing fund is being rolled over into the SMSF)
- Legal & Financial Advice to be evidenced

APPROXIMATE GET IN AND EARLY EXIT COSTS

Processing Fee:	NA	Lenders Legal Fee:	\$990.00 (plus any related costs incurred)
Loan Application Fee:	\$599.00	Annual Fee:	\$395.00
Valuation Fee:	Quote Basis	Settlement Fee:	\$399.00
Establishment Fee:	NA	Discharge Fee:	\$535.00 plus 3rd party costs

Subject to Lender criteria. Some conditions, fees and charges may apply. Information correct as at 21st December 2020.
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