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ULTRA RESIDENTIAL SMSF LENDING

Loan Purpose:	Purchase for residential investment purposes 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
Variable Rates:	SMSF Program Ultra 60 - 4.84% excludes inner city & regional locations (<i>Max LVR 60%</i>) Ultra 65 - 4.84% excludes regional locations (<i>Max LVR 65%</i>) Ultra 70 - 4.99% excludes regional locations (<i>Max LVR 70%</i>) Ultra 75 - 5.14% excludes regional locations (<i>Max LVR 75%</i>) Ultra 80 - 5.14% excludes inner city & regional locations (<i>Max LVR 80%</i>) Ultra Regional 60 - 5.44% regional locations only (<i>Max LVR 60% & 0.50% LPF applies</i>)
Fixed Rates:	Contact your BDM for Fixed Rate quotes
Interest Only:	Up to 5 Years - add 0.40% to applicable rate
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%)
High Density Policy:	Any development comprising more than 30 apartments - LVR may be limited to 70%
100% Offset:	Available
Payment Options:	Principal & Interest Interest Only up to 5 years
Term:	Up to 30 years
Security Type:	Houses, Townhouses, Apartments, Units, OTP purchases (min 40sqm living area)
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:	\$440.00 (approx.)	Settlement Fee:	\$399.00
Establishment Fee:	NA	Discharge Fee:	\$535.00 plus 3rd party costs

Subject to Lender criteria. Other conditions, fees and charges may apply. Information correct as at 21st December 2020.
Australian Credit Licence Number 382 606