SMSF Loans Policy

(Version 11.00 - August 2026)

WLTH Ocean Products

1.1 Loan Purpose

Only for purchases or refinances.

1.2 Eligible Consumers

(a) Trustee of a Self-Managed Super Fund

(b) The SMSF Trustee must hold a beneficial interest in the security property and must have a right to acquire the property from the Property Trustee and is permitted to borrow in accordance with all relevant legislative requirements and any associated regulations.

(c) The Property Trustee, which holds the legal interest in the security property on trust for the SMSF, must meet all relevant legislative requirements and any associated regulations.

(d) Certified copies of all Trust Deeds must be provided prior to settlement.

1.3 Guarantors and Guarantees

(a) All beneficiaries of the SMSF must be personal guarantors on the loan and must meet all the relevant legislative requirements and any associated regulations.

(b) All beneficiaries of the SMSF are obliged to ensure that the SMSF remains SIS Act compliant.

(c) SMSF Trustee borrowers and guarantors must obtain independent legal advice and proof of such advice is a settlement condition. Independent legal advice can be waived under the following conditions:

(i) Where the SMSF has had at least one other LRBA with Origin MMS (active or discharged); or

(ii) SMSF has been established more than 24 months and ATO registration is current (e.g., tax and annual financial and compliance audits are up to date); or

(iii) This application relates to a new purchase and the SMSF has had at least one other LRBA (active or discharged).

2.1 Residential and Commercial Product and Security Summary

(a) Residential and Commercial Properties Product Summary

Key Parameters	Standard Documentation
Maximum Loan Size	$5,000,000
Maximum Exposure	$10,000,000

Key Parameters	Standard Documentation
Minimum Loan Size	$50,000
Maximum Loan Term (in months)	360
Maximum number of loans	4
Maximum LVR	90% (inclusive of fees) for Residential properties 80% (inclusive of fees) for Commercial properties
Serviceability	NDI 1.00 times cover
Repayment Types	Principal and Interest Interest Only for maximum of 10 years (5 + 5)

[1] Please refer to the Master Lending Policy for LVR restrictions.

(b) Residential Properties Maximum Loan Size and LVR Matrix

	LVR (%)	Standard Documentation		
		Inner-City / Metro	Non-Metro	Regional
Existing Dwelling [12]	0 - 65.00	$5,000,000	$3,500,000	$3,500,000
	65.01 - 80.00	$5,000,000	$3,500,000	$3,500,000
	80.01 - 90.00	$3,000,000	$3,000,000	$3,000,000

[1] the maximum LVR where proposed contributions are required for servicing is 80%.

[2] please refer to the Master Lending Policy for LVR restrictions.

(c) Commercial Properties Maximum Loan Size and LVR Matrix

	LVR (%)	Standard Documentation		
		Inner-City / Metro	Non-Metro	Regional
Existing Dwelling [12]	0 - 65.00	$3,500,000	$3,500,000	$3,500,000
	65.01 - 80.00	$3,500,000	$3,500,000	$3,500,000

[1] Specialist Disability Accommodation and Specialist Rental Accommodation (Co-Living, Student and Boarding House) properties are unacceptable securities.

[2] please refer to the Master Lending Policy for LVR restrictions.

(d) Residential and Commercial Properties Maximum Loan Size and Repayment Type Matrix

Loan Amount	Standard Documentation	
	P&I	IO
Minimum individual loan	$50,000	$50,000
Maximum individual loan	$5,000,000	$5,000,000
Maximum aggregate loans per borrower	$10,000,000	$10,000,000

(e) Residential and Commercial Properties Maximum Loan Terms

Loan Terms (in months)	Standard Documentation		Alternative Documentation	
	P&I	IO	P&I	IO
Minimum loan term	60	60	n/a	n/a
Maximum loan term	360	360	n/a	n/a
Minimum interest only period	n/a	12	n/a	n/a
Maximum interest only period	n/a	60	n/a	n/a
Minimum fixed rate period	12	12	n/a	n/a
Maximum fixed rate period	60	60	n/a	n/a

(f) Residential Properties Acceptable Loan Purpose

Security Type	Standard Documentation		Alternative Documentation	
	P&I	IO	P&I	IO
Purchase investment property	90%	75%	n/a	n/a
Refinance investment property	80%	75%	n/a	n/a

Note: Residential properties purchased on or after 10 August 2026 are not longer acceptance for SMSF Loans.

(g) Commercial Properties Acceptable Loan Purpose

Security Type	Standard Documentation		Alternative Documentation	
	P&I	IO	P&I	IO
Purchase commercial, retail or industrial property	80%	75%	n/a	n/a
Refinance commercial, retail or industrial property	80%	75%	n/a	n/a

Note: Residential properties used wholly for business purposes can qualify as business real property and must be supported by a commercial valuation where the valuer confirms that the property is wholly and exclusive for business use.

(h) Commercial Properties Maximum Loan to Valuation Ratio’s

Security Type	Standard Documentation		Alternative Documentation	
	P&I	IO	P&I	IO
Commercial – Torrens Title, Strata Title	80%	75%	n/a	n/a
Industrial – Owner Occupied or Leased	80%	75%	n/a	n/a

Security Type	Standard Documentation		Alternative Documentation	
	P&I	**IO**	**P&I**	**IO**
Industrial – Tenants	80%	75%	n/a	n/a
Retail – Owner Occupied or Leased	80%	75%	n/a	n/a
Retail – Torrens Title, Strata Title	80%	75%	n/a	n/a
Retail – Tenants	80%	75%	n/a	n/a
Residential – classified as Business Real Property	80%	75%	n/a	n/a
Residential ≥ 3 or more on one title	80%	75%	n/a	n/a
Medical/Dental Suites	80%	75%	n/a	n/a
Serviced Apartments	75%	70%	n/a	n/a
Childcare Centre	75%	70%	n/a	n/a
Retirement Units	75%	70%	n/a	n/a

3.1 SMSF Serviceability

(a) Serviceability for SMSF loan applications will be assessed on the following basis:

(i) Rental Income in accordance with standard applications.

(ii) Income from interest/dividend earnings to be assessed using a minimum deeming rate of 4.0% p.a. or the actual return averaged over the preceding 24 months.

(iii) Income from any other assets to be excluded.

(iv) No personal servicing is required.

(v) The Lender will use any of the following methodologies when assessing superannuation contributions (per member) for servicing.

(1) 100% of the most recent financial years actual contributions; *or*

(2) 100% of the last twelve (12) month period of actual contributions where the latest contribution is no more than 60 days old; *or*

(3) 100% of the last three (3) calendar months of regular actual contributions where the latest contribution is no more than 60 days old. The Lender will multiply the total contributions over this period by four (4) to produce an annual amount for servicing.

a) Care must be taken to exclude irregular, lump sum or one-off contributions from the total contributions and assessed per point 4 below.

b) Contributions that occur at regular intervals (e.g., monthly, fortnightly etc) where the amount varies by less than 15% can be treated as regular.

(4) 100% of the last three (3) calendar months of irregular, lump sum or one-off contributions, that have been excluded from the annualisation of regular contributions in point 3 above, can be added to the annualised amount calculated in point 3 above.

a) Annualisation of irregular, lump sum or one-off contributions is not allowed. The total of these contributions over the three (3) month period is *added* to the amount calculated in point 3 above after it has been annualised.

b) Any irregular, lump sum or one-off contributions from PAYG members will be capped at the annualised contributions calculated in point 3 above.

c) Care must be taken to ensure that any lump sum or one-off contributions, that are required for Funds to Complete, must be identified and excluded from the actual contributions used in servicing.

(vi) The Lender will use any of the following methodologies when assessing proposed superannuation contributions (per member) for servicing.

(1) Maximum of 10% of gross annual income from members; *or*

(2) Maximum of 10% of the NPBT of the member's primary trading entity (can addback depreciation and salary drawings).

(3) Proposed superannuation contributions are not acceptable from members where the members' comprehensive credit report highlights any failure to meet existing repayment obligations (sum of repayment history indicators (RHI) must be less than 3 over the past 12 months).

(vii) Standard stress testing of loan repayments applies per section 3.2.

(viii) Must allow for all ongoing expenses associated with running the SMSF. Running costs associated with the property (e.g., building insurance, tenant insurance, capital works expenditure and depreciation expenses) are not costs associated with running the SMSF. The Lender will use the higher of actual running costs or a minimum of $2,500 (GST inclusive).

3.2 Minimum Serviceability Assessment Rate

(a) *New Loans* – a minimum serviceability assessment rate of Actual Consumer Rate plus 2.00%, the prevailing RBA target cash rate plus 3.00% or 5.00%, whichever is higher, is to be used in the serviceability calculations.

(b) *Existing Loans* – existing loans include any loans that are either already settled, formally approved, or have finance applications in progress with either the Lender or another Lender. Each existing loan must have its minimum monthly repayment recalculated using the higher of:

(i) the actual monthly repayment plus 10%; or

(ii) the minimum monthly repayment calculated on the facility limit (including any available redraw) using an assessment rate of Actual Consumer Rate plus 1.00% on a P&I basis over a 30year term; or

(iii) the minimum monthly repayment calculated on the facility limit (including any available redraw) using a minimum benchmark rate of 5.00% on a P&I basis over a 30 year term.

3.3 SMSF Super Contribution Documentation

(a) The following documents are acceptable where the superannuation contributions are based on the most recent financial year (per member) as follows:

(i) the most recent ATO Income Statement; *or*

(ii) the SMSF Cash Management Account (CMA) statement for the most recent financial year; *or*

(iii) the annual Industry Super Fund statement for the most recent financial year; _or_

(iv) the most recent SMSF Financial Statement.

(b) The following documents are acceptable where the superannuation contributions are based on the last twelve (12) months (per member) as follows:

(i) the SMSF Cash Management Account (CMA) statement covering the most recent twelve months where the most recent contribution is no more than 60 days old on receipt by the Lender; _or_

(ii) the annual Industry Super Fund statement _and_ a transaction listing covering the most the period not covered by the Industry Super Fund statement where the most recent contribution in the transaction listing is no more than 60 days old on receipt by the Lender.

(c) The following documents are acceptable where the superannuation contributions are based on the last three (3) calendar months (per member) as follows:

(i) the SMSF Cash Management Account (CMA) statement covering the most recent three (3) months where the most recent contribution is no more than 60 days old on receipt by the Lender; _or_

(ii) the annual Industry Super Fund statement _and_ a transaction listing covering the most the period not covered by the Industry Super Fund statement where the most recent contribution in the transaction listing is no more than 60 days old on receipt by the Lender; _or_

(iii) two consecutive payslips with the most recent payslip no more than 60 days old on receipt by the Lender [1]; _or_

(iv) an interim ATO Income Statement [1].

[1] *Please note that the Lender will annualise the superannuation contributions based on the year-to-date (YTD) amount evidenced by the payslips or interim ATO income statement provided that the YTD amount covers a minimum of three months in the current financial year. If the two consecutive payslips or the interim ATO Income Statement are from Q1 of the current financial year (July–September) or the documents lack YTD figures, another document listed above is needed to annualise the YTD contributions.*

(d) The following documents are acceptable to support proposed superannuation contributions for PAYG members (per member):

(i) the most recent ATO Income Statement; _or_

(ii) two consecutive payslips with the most recent payslip no more than 60 days old on receipt by the Lender [2]; _or_

(iii) an interim ATO Income Statement [2].

[2] *Please note that the Lender will annualise the gross income based on the year-to-date (YTD) amount evidenced by the payslips or interim ATO income statement provided that the YTD amount covers a minimum of three months in the current financial year. If the two consecutive payslips or the interim ATO Income Statement are from Q1 of the current financial year (July–September) or the documents lack YTD figures, then the most recent ATO Income Statement will be required.*

(e) The following documents are acceptable to support proposed superannuation contributions for Self Employed members (per member):

 (i) where the proposed superannuation contributions only rely on personal income then the most recent years personal tax return and notice of assessment are required.

 (ii) where the proposed superannuation contributions rely on both personal income and company retained earnings then both the personal tax returns and notice of assessment *and* the business tax returns and financial statements of the primary trading entity are required.

(f) Proposed Superannuation Contribution Declaration form completed by the SMSF members accountant or financial planner (if applicable).

3.4 SMSF Documentation

(a) SMSF Trust Deed and any Deeds of Variation (can be a settlement condition)

(b) SMSF Bare Trust Deed (can be a settlement condition)

(c) Most recent years SMSF Financial Statements

(d) Most recent years SMSF Tax Returns

(e) Most recent years SMSF Audit Report

(f) Certificate of Registration or ASIC search for SMSF trustee company (must be no more than 60 days old on receipt by the Lender

(g) Certificate of Registration or ASIC search for SMSF bare trustee company (must be no more than 60 days old on receipt by the Lender

3.5 Security Property Documentation

(a) Security property being purchased:

 (i) Contract of Sale; and

 (ii) Valuation report; and

 (iii) Proof of deposit paid; and

 (iv) Evidence of funds to complete.

(b) Security property being refinanced:

 (i) Rates notice; and

 (ii) Valuation report.

(c) Where the security property being purchased or refinanced is an investment property the rental income can be evidenced from any of the following documents in priority order:

 (i) Rental statements (no more than 60 days old on receipt by the Lender); *or*

(ii) Bank statements (no more than 60 days old on receipt by the Lender); _or_

(iii) Signed Lease Agreement (excludes private lease agreements); _or_

(iv) Valuation report.

(d) Where the security property being purchased or refinanced is an owner-occupied property the rental income will be based on the valuation report.

(e) One of the following documents is required, for all properties where the rental income is required for servicing. Where multiple documents are held on file showing varied rental income, the following hierarchy will be applied from a servicing perspective.

(i) Rental statements (no more than 60 days old on receipt by the Lender); _or_

(ii) Bank statements (no more than 60 days old on receipt by the Lender); _or_

(iii) Signed lease agreement; _or_

(iv) Valuation report.