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SMART BRIDGING LOAN

FULL & LO DOC OPTIONS

Loan Purpose:	Purchase or Construction <i>Short term loan to settle or build a new property prior to selling an existing property. (Debt consolidation is available providing it fits within the maximum LVR). An interest budget is included in the loan amount to ensure payments are met whilst the debt is at the peak amount. Upon completion of the sale of the existing property, the terms of the loan may be reset to a standard product offering (either Full or Lo Doc).</i>
Security Type:	Residential or Commercial securities
Borrower:	PAYG, Self Employed Full Doc or Self Employed Lo Doc options
Minimum Loan Amount:	\$100,000
Maximum Loan Amount:	\$25,000,000 - refer to your BDM for quotes for loan sizes greater than \$1,500,000
Interest Rate	5.99% up to \$1,500,000 up to 65% 6.49% up to \$1,500,000 up to 75% Rate reverts to standard variable post Bridging Period
Maximum LVR:	During Bridging Period: 75% Residential & 70% Commercial (refer BDM for quote) Residual Loan: Up to 75% Residential & 70% Commercial (refer BDM for quote)
Application Fee:	1.5% of the approved peak loan amount deducted at settlement. No additional app fee applies where a subsequent residual loan is approved (post Bridging Period).
Repayment Options:	Interest Only during Bridging Period
Term:	30 years - Bridging Period maximum 2 years
Minimum Security Size:	50 sqm exclusive of balconies & car parking
Min. Servicing Support:	<ul style="list-style-type: none"> • Full Doc - minimum of 2 payslips and employment reference* • Lo Doc - Borrower declaration OR Accountant letter OR BAS OR Trading Statements
Product Specific Terms:	An interest budget is included in the approved loan amount to cover interest payments during the period of peak debt applies. Where there is residual debt, serviceability must be demonstrated & ascertained upfront prior to approval of the bridging facility. No Early Repayment Fee to apply upon partial discharge of the existing security.

	Full Doc	Lo Doc
Application fee from	1.50%	1.50%
Valuation fee from	\$440.00	\$440.00
Lender Legal fee from	\$880.00	\$880.00
Monthly fee	\$15.00	\$15.00
Settlement fee	\$399.00	\$399.00
Discharge fee from	\$535.00	\$535.00

- Minor impairments considered which may result in variations to the interest rate listed above.
- Additional lending terms, conditions or security location restrictions may apply on a case by case basis.