

CLASSIC FULL DOC COMMERCIAL LOAN

75% MAX LVR

UPDATED: 13 NOVEMBER 2018



The Classic Full Doc Commercial Loan is a flexible fully verified loan with a maximum LVR of 75%. Suited to borrowers who want the security of a competitively priced loan without line fees required by traditional Commercial lenders. Suitable for Individuals, Corporate or Trust borrowers.

Loan Purpose:	<ul style="list-style-type: none"> • Purchase a commercial property for owner operator • Refinance an existing commercial loan • Release equity for business or investment purpose (Working Capital is not acceptable) 	Location:	<ul style="list-style-type: none"> • Capital cities and major regional centres (Major regional centres are generally defined as populations over 100,000) • For full list of acceptable locations, contact your BDM
Income Documents:	Refer to Classic Commercial Income Matrix	Acceptable Securities:	A range of property types are acceptable as security including: <ul style="list-style-type: none"> • Commercial property (including offices) • Industrial property (including warehouses and workshops) • Retail property (including shops) Note: <ul style="list-style-type: none"> • All security properties must be multi-use • Specialised security is not acceptable • Registered first mortgage only (no second mortgages) • Maximum of 3 properties for any one loan
Loan Amount:	<ul style="list-style-type: none"> • Minimum: \$150,000 • LVR 75% - Maximum: \$1,000,000 • LVR 70% - Maximum: \$5,000,000 Maximum aggregate exposure \$6,000,000	Unacceptable Securities:	Contact your BDM for a full list of unacceptable security types
Loan to Value Ratio:	75% maximum	Credit History:	Can consider minor defaults on a case by case basis*
Term:	Minimum: 5 years Maximum: 25 years	Servicing:	1.50x
Interest Rate Type:	<ul style="list-style-type: none"> • Variable Principle & Interest • Variable Interest Only - Maximum 5 years (maximum 3 years when LVR is over 70%) • Fixed Rate options available - contact your BDM 	Fees:	Legal Fees: From \$440 Valuation Fee: At Cost Title Insurance: At Cost Settlement Fee: Nil Loan Processing Fee: \$1000
Repayments:	<ul style="list-style-type: none"> • Weekly, fortnightly or Monthly Repayments must be made via a direct debit	Application Fee:	<ul style="list-style-type: none"> • <\$900,000 = \$500 • >\$900,000 = 0.50% of loan amount
Annual Reviews:	<ul style="list-style-type: none"> • < \$900,000 = No Annual Review required • > \$900,000 and < \$1,000,000 = Short Form Review required^(a) • ≥ \$1,000,000 = Full Review required^(b) 	Deferred Establishment Fee:	1.50% of the contracted loan amount Payable if you terminate your loan contract within 48 months of the settlement date.
Cash Out:	Cash out options for business or investment purposes (not for working capital or property investment)	Split Loans:	Available (\$100 fee applies)
Extra Repayments:	<ul style="list-style-type: none"> • Variable Rate – extra repayments can be made at any time without penalty • Fixed Rate – maximum of \$20,000 per annum in excess of normal repayments is permitted, after which break costs may apply 	Monthly Admin Fee:	\$25 p/m
Redraw:	Online/phone banking redraw - FREE Manual redraw requests: \$50 Minimum redraw amount: \$1	Annual Review Special Conditions:	(a) Short Form Review: - Contact made with client to update personal details - A valuation may be required each 3 years** (b) Full Review: - Contact made with client, update all details - Valuation required every 3 years**

Annual Review Special Conditions:

(a) Short Form Review:

- Contact made with client to update personal details
- A valuation may be required each 3 years**

(b) Full Review:

- Contact made with client, update all details
- Valuation required every 3 years**