

RESET FULL DOC COMMERCIAL LOAN

70% MAX LVR

UPDATED: MAY 2020



The Reset Full Doc Commercial Loan is a flexible alternate verification loan with a maximum LVR of 70%. Suited to Self Employed investor or owner occupiers who are able to provide full 2 years tax returns and financials, or 1 years tax returns and financials + 2 most recent BAS

Income Documents:	2 Years full financials: or 1 Year Full Financials + 2 most recent BAS	Acceptable Securities:	Shop Fronts, Offices, Industrial Units, Factories, Warehouses & Workshops, Mixed Residential & Commercial Use
Loan Amount:	Minimum: \$150,000 Maximum: \$3,000,000	Unacceptable Securities:	Non-Standard Security Properties, Vacant Land and No Development Sites
Loan to Value Ratio:	70% maximum	Credit History:	All Defaults, Judgements, Writs <\$1,000 considered
Term:	15 - 30 years	Servicing:	<ul style="list-style-type: none"> • Up to 70% - 1.10x • >70% - 1.25x
Interest Rate Type:	Variable	Legal Fees:	From \$995
ABN:	Minimum 12 Months	Valuation Fee:	At Cost
Repayments:	<ul style="list-style-type: none"> • Principal & Interest • Interest Only up to 5 years (owner occupied by exception) 	Title Insurance:	At Cost
Annual Reviews:	No annual reviews	Application Fee:	up to 1.75% of total loan amount (Part payment of \$1,000 payable of conditional)
Cash Out:	Unlimited - >\$250,000 detailed stat dec outlining full purpose	Ongoing Fees:	Annual: 0.11%
Voluntary Repayments:	Additional repayments may be made at any time without penalty	Settlement Fee:	Nil
Split Loans:	Available	Brokerage:	Can be charged up to a maximum of 2.20%
Redraw:	Available Redraw requests: \$25 Minimum redraw amount: \$2,000	Deferred Establishment Fee:	2% (discharged within 3 years) Based on original loan amount
Location:	Category 1 (max 70% Perth, Max 65% Darwin)	Discharge Admin Fee:	\$690

All fees include GST.

Better Choice Home Loans Pty Ltd T/As Better Choice Commercial
 Phone: 1300 334 336 | Fax: 1300 434 336 | Email: info@betterchoice.com.au | Website: www.betterchoice.com.au
 Office: Level 5, 50 Cavill Ave Surfers Paradise QLD 4217 | Postal: PO Box 845, Surfers Paradise QLD 4217

Australian Credit Licence: 378333
 ABN: 79 095 728 868