

# RESET SPECIALIST COMMERCIAL LOAN

## 75% MAXIMUM LVR

UPDATED: DECEMBER 2018



The Reset Specialist Commercial Loan is a flexible loan with a maximum LVR of 75% and ideally suited to PAYG / Self Employed investors or owner occupiers who have some credit impairment and may be unable to provide full 2 years Tax Returns and Financials, or who have been Self Employed in their current business for less than 2 years and require a 'set and forget' loan facility.

<b>Income Documents:</b>	<p><b>FULL DOC</b> 2 years full financials</p> <p><b>ALT DOC</b> Self certification <b>plus one</b> of the following:</p> <ul style="list-style-type: none"> <li>• Accountant Declaration</li> <li>• 6 months business banking statements</li> <li>• 6 months ATO lodged BAS</li> </ul>
<b>Loan Amount:</b>	Minimum: \$150,000 Maximum: \$1,500,000
<b>Loan to Value Ratio:</b>	<ul style="list-style-type: none"> <li>• Full Doc - 75%</li> <li>• Alt Doc - 70%</li> </ul>
<b>Term:</b>	15 - 30 years
<b>Interest Rate Type:</b>	Variable
<b>ABN:</b>	Minimum 12 months GST registration where required
<b>Repayments:</b>	<ul style="list-style-type: none"> <li>• Principal &amp; Interest</li> <li>• Interest Only up to 5 years (owner occupied by exception)</li> </ul>
<b>Annual Reviews:</b>	No annual reviews
<b>Cash Out:</b>	Unlimited - >\$250,000 detailed stat dec outlining full purpose
<b>Voluntary Repayments:</b>	Additional repayments may be made at any time without penalty
<b>Split Loans:</b>	Available
<b>Redraw:</b>	Available. Redraw requests: \$25 Minimum redraw amount: \$2,000

<b>Location:</b>	Category 1 Only
<b>Acceptable Securities:</b>	Shop Fronts, Offices, Industrial Units, Factories, Warehouses & Workshops, Mixed Residential & Commercial Use
<b>Unacceptable Securities:</b>	Non-Standard Security Properties, Vacant Land and No Development Sites
<b>Credit History:</b>	<ul style="list-style-type: none"> <li>• All Defaults, Judgements, Writs &lt;\$1,000 considered</li> <li>• All Defaults, Judgements, Writs &gt; 2 years considered</li> <li>• Plus up to a max of 5 other defaults</li> <li>• Any late repayments &lt; 30 days</li> </ul>
<b>Servicing:</b>	1.10x
<b>Legal Fees:</b>	From \$995
<b>Valuation Fee:</b>	At Cost
<b>Title Insurance:</b>	At Cost
<b>Application Fee:</b>	1.75% of total loan amount  (Part payment of \$1,000 payable at conditional)
<b>Ongoing Fees:</b>	Annual: 0.1% (+ GST)
<b>Settlement Fee:</b>	Nil
<b>Brokerage:</b>	Can be charged up to a maximum of 2.00% (+ GST)
<b>Deferred Establishment Fee:</b>	2% (discharged within 3 years) Based on original loan amount
<b>Discharge Admin Fee:</b>	\$690

All fees include GST.