

# ASSIST COMMERCIAL NEAR PRIME FULL & ALT DOC

PRODUCT CODE: G550, G560, G565, G570, G575

UPDATED: AUGUST 2021



The Assist Full & Alt Doc Commercial Near Prime Loans are flexible commercial loan products with a maximum LVR of 75% (Full Doc) & 70% (Alt Doc).

|                                      | Full Doc  | Alt Doc   |
|--------------------------------------|---|---|
| Loan Purpose:                        | Purchase or refinance of Commercial properties  |   |
| Loan Amount:                         | Minimum: \$150,000<br>Maximum: \$3,000,000 (<65% LVR)<br>\$2,500,000 (<70% LVR)<br>\$2,000,000 (<75% LVR)   | Minimum: \$150,000<br>Maximum: \$3,000,000 (<50% LVR)<br>\$2,000,000 (<65% LVR)<br>\$1,500,000 (<70 % LVR)  |
| Loan to Value Ratio:                 | Up to 75%^ for all loan purposes (inclusive of fees)  | Up to 70%^ for all loan purposes (inclusive of fees)  |
| Credit History:                      | <ul style="list-style-type: none"> <li>• Unlimited defaults, judgements and writs up to \$1,000 accepted (paid or unpaid),</li> <li>• Unlimited defaults, judgements and writs &gt; \$1,000, listed &gt; 24 months (paid or unpaid) accepted,</li> <li>• Up to 3 months non-mortgage arrears (within the last 3 months)</li> <li>• Discharged from bankruptcy (&gt; 24 months) accepted.</li> </ul> |   |
| Cash Out                             | Unlimited   |   |
| Debt Consolidation                   | Unlimited number of debts   |   |
| Repayments:                          | <ul style="list-style-type: none"> <li>• Principal &amp; Interest</li> <li>• Interest Only up to 5 years</li> </ul>   |   |
| Income Documentation (PAYG)          | Last 2 payslips <b>plus one</b> of the following <ul style="list-style-type: none"> <li>• Letter of employment</li> <li>• Tax assessment notice</li> <li>• Latest PAYG Payment Summary</li> <li>• 3 months banks statements</li> </ul>  | Not Applicable  |
| Income Documentation (Self-Employed) | <ul style="list-style-type: none"> <li>• Last 2 years tax returns;</li> <li>• Last 2 years tax assessment notices; and</li> <li>• Last 2 years Financial Statements</li> <li>• Copy of current lease documentation (where applicable)</li> <li>• Last 1-month of business bank statements.</li> </ul>   | <ul style="list-style-type: none"> <li>• ABN Registered for 24 months;</li> <li>• GST registered for 12 months</li> <li>• Declaration of financial position &amp; last 1-month business bank statements <b>plus two</b> of the following:                             <ul style="list-style-type: none"> <li>- 12 months business bank statements (inclusive of last 1 month)</li> <li>- 12 months BAS;</li> <li>- Accountants Letter (not accepted on loan sizes &gt; \$2.5M)</li> </ul> </li> <li>• Copy of current lease documentation (where applicable)</li> </ul> |
| Acceptable Securities                | <ul style="list-style-type: none"> <li>• Commercial securities in categories 1-2;</li> <li>• Residential securities in categories 1-2;</li> <li>• Vacant industrial / Commercial Land may be considered if provided together with the other security (maximum 65% LVR)</li> </ul>   | <ul style="list-style-type: none"> <li>• Commercial securities in categories 1-2;</li> <li>• Residential securities in categories 1-2;</li> <li>• Vacant industrial / Commercial Land may be considered if provided together with the other security (maximum 60% LVR)</li> </ul>   |
| Product Features                     |   |   |
| Loan Term                            | Up to 25 years  |   |
| Redraw                               | <ul style="list-style-type: none"> <li>• Available</li> <li>• Minimum manual redraw amount: \$1,000.</li> <li>• Minimum online redraw is \$50</li> </ul>  |   |

^ Subject to security type

All fees include GST.

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Australian Credit Licence: 378333  
 ABN: 79 095 728 868

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|                          | Full Doc   | Alt Doc              |
|--------------------------|--|----------------------|
| Offset Sub-Account       | 100% Interest Offset Sub-Account available   |                      |
| Account Splits           | Maximum of four splits (including 100% interest offset sub-account split)  |                      |
| Lump Sum Payments        | Free additional payments are allowed if funded on a variable rate  |                      |
| Transactional Facilities | <ul style="list-style-type: none"> <li>- Online</li> <li>- Redraw Facility</li> <li>- Telephone</li> <li>- BPAY</li> <li>- Direct Debit</li> </ul> |                      |
| Application Fee*         | 1.00% of loan amount   | 1.25% of loan amount |
| Monthly Fee              | \$25 per month per account split   |                      |
| Legal Fee                | From \$1,750 plus disbursements  |                      |
| Discharge Fee            | \$300 plus costs & expenses  |                      |
| Early Repayment Fee      | Equivalent to 1 month interest on the original loan amount, if the loan is repaid within the first 3 years   |                      |
| Valuation Fee            | At Cost  |                      |

\* Minimum \$1,500. For unregistered facilities. Funder reserves the right to charge 50% of the Application Fee at the time of application.

Note: Rates & Fees displayed are starting from and are provided as an indication only. Fees shown exclude Government Searchers, Fees, Stamp Duties and Solicitor Outlays. The fees shown are indicative, additional fees may be applicable. The fees shown are for basic loans, additional fees may be applicable for more complex loans. Information is for broker use only and not intended for consumer advertising purposes. Information is correct at time of publishing and is subject to change. All fees include GST

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