

BETTER CHOICE GOLD COMMERCIAL LOANS

APPLICATION

Fully completed loan application form (signed & dated by all parties)

Dated less than 60 days old

Broker Declaration & VOI

Responsible Lending Summary

Applicant Declarations & Consents

Detailed Broker file / submission notes

GOLD Commercial Servicing Calculator

Certified copies of sufficient ID to meet one of the four ID options listed on VOI

All Tax file numbers removed

Contract of Sale or Rates notice for property security

Additional specific supporting documents as per product specific requirements below

COMERCIAL TERM LOAN (PROPERTY SECURED)

SELF-EMPLOYED:

Last two (2) years Financial Statements and Tax Returns with the most recent no older than 18 months old.

Latest personal tax return for all directors / guarantors.

PAYG:

Minimum two (2) payslips per applicant; plus

One other form of verification (PAYG Statements, Tax Returns, Bank Statements)

The following statements:

Most recent 3 months statements dated within the last 30 days confirming salary credits.

Most recent 3 months statements dated within the last 30 days from the clients main transactional account confirming living expenses.

Most recent home loan statement for all existing mortgages dated within the last 6 months covering at least a 1 month period.

Copies most recent loan statement for all existing personal loans dated within the last 6 months covering at least a 1 month period.

Most recent statement dated within 30 days for all existing credit cards.

Most recent 3 months statements dated within the last 30 days for the main business banking transactional account.

COMMERCIAL TERM LOAN (PROPERTY SECURED) ...cont.

TRUSTS:

Where a Trust is involved as a borrower or as a guarantor - a Trust Deed (or certified copy) that is signed, dated and stamped together with copies of all Deeds of Variation to the Trust Deed (e.g. appointments of new trustees).

RENTAL INCOME:

Rental income can be verified via the following:

- Rental Statements
- Commercial / Residential Lease Agreements
- Tax Returns

COMMERCIAL ALT DOC LOAN

INCOME:

Fully completed self employed declaration

One of the following to support the clients declared income:

- Six (6) months ATO, lodged BAS
- Six (6) months business banking statements
- Accountants Declaration

RENTAL INCOME:

Rental income can be verified via the following.

- Rental Statements
- Commercial / Residential Lease Agreements

STATEMENTS:

Most recent home loan statement for all existing mortgages dated within the last 6 months covering at least a 1 month period.

Copies Most recent loan statement for all existing personal loans dated within the last 6 months covering at least a 1 month period.

Most recent statement dated within 30 days for all existing credit cards

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COMMERCIAL LEASE DOC LOAN

Satisfactory lease agreement for the proposed security property in a registrable format.

Lease must have at least 24 months remaining.

Lease must be at arms-length to a third party.

A draft lease will be acceptable prior to formal approval.

Owners / guarantor's, full statement of assets & liabilities.

Note: No payslips, tax returns / financials or bank statements are required for this product.

COMMERCIAL SMSF LOAN

SELF-EMPLOYED:

Last 2 years Financial Statements and Tax Returns with the most recent no older than 18 months for members main trading entity.

Latest personal tax return for all directors / guarantors / members.

PAYG:

3 most recent payslips showing superannuation contributions

The following supporting documents:

Last two years bank account statements, or current industry or retail fund statements to be rolled over, evidencing member contributions and cash / investments.

2 years tax returns and full financial accounts for the SMSF if available.

Full financial position of all guarantor's must be verified, including obtaining a full statement of assets & liabilities, and evidence of income as follows:

Copy of current or proposed lease for property.

Proof of SMSF's investments that are interest/dividend earning. Ownership by the SMSF must be verified via referencing actual share certificates, holding statements or financial statements confirming funds to complete.

Proof of expenses for SMSF – if new, letter estimating costs from an accountant or financial planner.

Certified copies of the SMSF & Property trust deeds

Please Note:

Prior to settlement, borrower/s and guarantor/s will be required to obtain independent legal & financial advice. Evidence to be provided from solicitors/financial advisors that independent legal & financial advice has been provided.