

SMART Commercial Loan – Lease DOC



Loan Characteristics	
The Lease DOC Commercial loan product is specifically designed for borrowers purchasing Commercial Investment properties.	
Maximum Loan size	\$2,000,000
Minimum Loan Size	\$100,000
Loan purpose	To purchase or refinance commercial property including retail shops, offices, light industrial, and warehouses. Also Controlled Equity Release & Cash out up to 25% of the total loan amount.
Borrower Type	Individuals, Company or Trust
Maximum loan term	25 years
Loan to Value Ratios	Maximum LVR 70%
Interest Only	Up to 5 years (P&I for the remaining term)
Lenders Mortgage Insurance	N/A
Repayment basis	Principal and Interest & Interest Only
Maximum Interest only	5 Years
Credit History	Clean credit history
Split Loans	Max 4 splits
Redraw Facility	Available on variable rates only.
Flexible Repayment Frequency	Weekly, Fortnightly and Monthly for P&I Repayments. Monthly for I/O Repayments.
Additional repayments	Unlimited for variable rate loans
Offset available	N/A
Transaction fees for Offset	N/A
Security	Commercial, Industrial or retail properties in Australian cities and major regional centers.
Income Assessment	Satisfactory lease agreement for proposed security property in a registrable format. Lease must have at least 24 months remaining, not leased to your own company, fully executed and a bond paid before settlement of the loan. No pay slips, tax returns, bank statements, BAS or financial statements are required
Independent Legal & Financial Advice	Required for all applications.
Interest Cover Ratio	Minimum 1.5%. The interest cover ratio is the number of times that the lease income will cover the loan repayments. It is assessed at actual rate and gross lease income.

Fees and Charges	
Valuation fee	\$375 or at cost if a higher fee applies
Solicitors Documentation fee	At cost, plus government fees and charges and usual outlays.
Redraw Facility	Nil fee for internal transactions. Transaction fee required for requests that are manually processed.
Establishment Fee	1.50% of the loan amount
Processing Fee	\$440.00
Settlement Fee	\$385.00
Early Repayment Fee	An ERF is payable if the loan is discharged in the first 3 years of the loan term. This fee is based on the current interest rate and 'original' loan amount. <ul style="list-style-type: none"> ▪ Year 1 = 3 months interest is payable upon discharge ▪ Year 2 = 2 months interest is payable upon discharge ▪ Year 3 = 1 months interest is payable upon discharge
Discharge fee	\$495
Last Modified 06 th February 2020	

Disclaimer: Any application for credit is subject to the financial institutions normal lending criteria. Fees and charges are applicable. If during our responsible lending assessment, its deemed necessary to meet our obligations, multiple verification options may be sought. This fact sheet should only be used for a guide and does not include all details. The fact sheet is subject to change without notice and all rights reserved.