

# SMART SMSF Loan – Commercial and Off the Plan (Residential)



Loan Characteristics	
Maximum Loan size	Up to \$1,000,000, subject to Maximum LVR of 70%.
Loan purpose	Limiter resource loan which complies with the relevant legislative requirements (and any associated regulations).
Maximum loan term	Up to 25 year term
Loan to Value Ratios	Maximum LVR of 70%
Repayment basis	Principle and Interest only
Maximum Interest only	N/A
Credit History	Clean and clear Credit History only.
Split Loans	Available – additional fees apply. Switching, portability, line of credit, redraw & offset facility. Transactional account and deposit book NOT available.
Flexible Repayment Frequency	Weekly, Fortnightly and Monthly.
Voluntary repayments	Extra repayments can be made at any time without penalty, no redraw available.
Offset available	Yes, 100% offset available.
Security	In addition to the general requirements regarding the security property, loans made to SMSF Trustee/s must be secured by a “single asset” comprising a security property on a single title of not less than 50sqm and up to a maximum of 10ha (not two or more separate titles) and the loan must not cover any additional assets purchased at the time of property purchase. This includes furnishings or other items which are not fixtures
Income Assessment	Serviceability is calculated allowing for the following: 80% of rental income from investment properties held by the SMSF. Income from interest/dividend earning investments to be assessed using a deeming rate of 3% Only mandatory superannuation contributions (currently 9.5% of superannuable salary) to be included. Superannuation taxation rules apply. Must allow for on-going expenses associated with running a SMSF. Loan repayment amount to be calculated on a principal and interest basis. Where a newly established SMSF cannot provide evidence (letter from their accountant) to confirm the running costs of the SMSF, a minimum of \$3000 (GST inclusive) should be included in the SMSF Servicing Calculator, otherwise use the running costs stated on the accountant's correspondence.
Mortgage Insurance	N/A
Repayment Holiday Option	Not available.
Top Up	Not available
Family Guarantee Option	Not available
Deposit / Enquiry / Genuine Savings	Not required
Progressive Drawdown	Not available
Fees and Charges	
Loan Application fee	1.50% of the loan amount plus GST
Valuation fee	\$375 or at cost if a higher fee applies for Residential. By quotation for Commercial Properties
Government Taxes and Duties	As determine by the relevant state government and vary in each state
Processing fee	\$440
Early Repayment Fee Applies	If loan is paid out within the first 3years and ERF of 3 months Int= Year 1, 2 months Int= Year 2 and 1 months Int= Year 3
On Going Fees	\$15 p.m
Settlement Fees	\$385.00
Title Insurance	Unascertainable
Processing Fee	\$440.00

Last Modified 06<sup>th</sup> 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.