

SMART SMSF Loan – Residential



Loan Characteristics	
The SMSF Investment Loan is aimed at those looking for simplicity and flexibility with their SMSF residential property investment. This loan is perfect for SMSF property investors.	
Maximum Loan size	\$500,000 Total
Minimum Loan Size	\$100,000
Loan purpose	To purchase or refinance a Residential property for Investment.
Maximum loan term	30 years
Loan to Value Ratios	Maximum LVR 80%
Repayment basis	Principal and Interest
Maximum Interest only	N/A
Credit History	Clean credit history
Split Loans	Up to 4 Splits
Flexible Repayment Frequency	Weekly, Fortnightly and Monthly
Voluntary repayments	Extra repayments can be made at any time without penalty, no redraw available.
Offset available	N/A
Transaction fees for Offset	N/A
Security	Residential Security Only
Income Assessment	80% Rental Income. SMSF Contribution Statement.
Liquidity requirements	10% of Loan Amount
Independent Legal & Financial Advice	Required for all applications.
Mortgage Insurance	Over 70% LVR
Net Asset	\$150,000 Minimum

Fees and Charges	
Establishment fee	\$440.00
Valuation fee	\$375 or at cost if a higher fee applies
Mortgage Insurance Fee	At cost
Settlement Fee	\$275.00
Solicitors Documentation fee	\$1,650.00 plus government fees, charges and usual outlays.
Annual facility fee	\$120.00
Discharge fee	\$375.00
Last Modified 06th 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.