

# Sky Blue – SMSF Commercial



Loan Characteristics	
<b>Loan Term</b>	Loan term 30 years
<b>Loan Purpose</b>	Purchase or refinance.
<b>Loan Size</b>	Max \$2M.
<b>Maximum LVR</b>	Maximum LVR 75% Commercial.
<b>Repayment Basis</b>	Principal, Interest and Fees.
<b>Flexible Repayment Option</b>	Weekly, fortnightly and monthly.
<b>Security</b>	Office, Warehouse, Factory, Retail Premise & Light Industrial.
<b>Location</b>	All locations considered
<b>Borrower Employment</b>	<b>SMSF:</b> Last 2 years SMSF Statements. <b>PAYG:</b> Last 2 Payslips. <b>Self Employed:</b> Last 2 years Tax Returns & Notice of Assessments & Last 2 years Financials (if available).
<b>Liquidity Requirements</b>	5% of SMSF debt position (balance of outstanding loans).
<b>Minimum SMSF Balance</b>	\$150,000.00
<b>Other Requirements</b>	Confirmation of current Investment Strategy developed by a suitably qualified individual. LRBA to be in line with current investment strategy.
Fees and Charges	
<b>Application Fee</b>	Prime: 1.00% of Approval Amount Near Prime: 1.25% of Approval Amount.
<b>Lenders Legal &amp; Admin Fees</b>	At Cost - \$1800 plus disbursements
<b>Valuation</b>	\$375.00 or at cost if a higher fee applies.
<b>On-going Fees</b>	Nil
<b>Government Taxes and Duties</b>	As determined by the relevant State Government and vary in each state.
Features and Benefits	
<b>Additional repayments</b>	Available.
<b>Redraw</b>	N/A
<b>Early Repayment Fee</b>	1.50% of original loan amount within 3 years
<b>Last Modified 7 September 2022</b>	

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.