

# True Blue SMSF Loan – Commercial

Loan Characteristics	
The SMSF Commercial product is aimed at those looking to purchase or refinance commercial property.	
<b>Maximum Loan size</b>	Single security up to \$3 Mil. Rate loadings apply for loans over \$1.5 mil
<b>Loan purpose</b>	To purchase or refinance commercial property.
<b>Maximum loan term</b>	359 months
<b>Loan to Value Ratios</b>	<p><b>Standard Commercial;</b> Industrial, Retail, Residential with up to 3 dwellings on 1 Title and even Medical or Dental Suites: 80% LVR in Metro and Larger Regional Centres / 75% LVR in Inner City locations / 70% LVR in Regional locations or Loans over \$2,000,000</p> <p><b>Specialised properties;</b> <u>Maximum LVR of 70%</u> for Serviced apartments and Display homes. The properties must be in Metro or Larger Regional Centres. <u>Maximum LVR of 60%</u> for Childcare Centres, Boarding Houses, Retirement Units and Student Accommodation. Properties must be in Metro or Larger Regional Centres.</p>
<b>Repayment basis</b>	P & I, or Interest Only.
<b>Maximum Interest only</b>	10 Years (5 + 5). (for Int only add 0.40% to the rate)
<b>Credit History</b>	Clear Credit History only.
<b>Split Loans</b>	Available. Split your loan into more than one portion.
<b>Flexible Repayment Frequency</b>	Weekly, Fortnightly and Monthly, Monthly on Interest only.
<b>Voluntary repayments</b>	Extra repayments can be made at any time without penalty, no redraw available.
<b>Offset available</b>	Yes, 100% offset available. Rate loadings may apply refer to rate sheet
<b>Transaction fees for Offset</b>	Free unlimited transactions.
<b>Security</b>	Industrial, Retail, Residential with up to 3 dwellings on 1 Title and even Medical or Dental Suites. Serviced apartments & Display homes. Childcare Centres, Boarding Houses, Retirement Units & Student Accommodation. Unacceptable Commercial securities are those that are consider specialised or have a very limited market.
<b>Income Assessment</b>	Serviceability is assessed on the proposed Rental income & Mandatory Superannuation Contributions. We must allow for all ongoing expenses associated with running the SMSF as an expense.
<b>Asset and Liquidity requirements</b>	Net assets \$120,000 minimum plus purchase and set up costs. Liquidity – No longer applicable.
<b>Independent Legal Advice</b>	Required for all purchase applications.

Fees and Charges	
<b>Settlement fee</b>	\$330
<b>Valuation fee</b>	By quotation and payable at cost
<b>Fixed Rate lock fee</b>	\$495
<b>Facility Variation fee</b>	\$450
<b>Solicitors Documentation fee</b>	At cost, approx. \$700 plus GST, disbursements and government fees and charges.
<b>Annual facility fee</b>	\$395 p.a.
<b>Discharge fee</b>	\$2200 plus 3 <sup>rd</sup> party costs.

Lenders Protection Fee		
<b>60.1 to 65% LVR</b>	No LPF	Liquidity requirement not required
<b>65.1 to 70% LVR</b>	No LPF	Liquidity requirement not required
<b>70.1 to 75% LVR</b>	No LPF	
<b>75.1 to 80% LVR</b>	No LPF	
<b>Up to 70% (Regional)</b>	No LPF	
<b>Lenders protection fee of 1% applies for any loan size over \$2 mil.</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.  
Last Modified 10 Oct 2023