

Commercial Lease Doc



Version: 23/03/2022

Highlights

Max LVR: 70%

Promotion Rate: 4.90% LVR ≤65%

Max Loan Amount: \$2,000,000

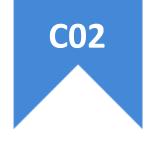
No Annual review

Debt Serviced Cover Ratio 1: 1.5

Serviced with Lease not personal debt

Product Parameters				
Loan Amount (per security)	Min: \$100,000			
	Max: \$2,000,000			
Maximum LVR	Up to 70%			
Lenders Mortgage Insurance	N/A			
Loan Term	Up to 25 years			
Borrower Type	Individuals, Company or Trust			
Loan Purpose	Purchase, Refinance, Controlled equity release			
Cash Out	Up to 25% of the total loan amount			
Credit History	Any credit reports that evidence adverse credit history (i.e. Defaults, judgements, etc.) requires supporting documentation.			
Acceptable Securities*	1st registered mortgage over commercial, industrial, retail or residential			
	 properties in Australian cities and major regional centres No vacant land or properties under construction will be acceptable 			
	*Please refer to Postcode Location Guide – Easy for details			
Income Document	 Satisfactory lease agreement for proposed security in a registrable format Lease Must: 			
	 have at least 24 months remaining 			
	o be at "arm's length", that is, not to your own company			
	 be fully executed and a bond paid before settlement of the loan (draft can be provided prior to instructing solicitors) 			
Interest Cover Ratio	Minimum 1.5%			
	 The interest cover ratio is the number of times that the lease income will cover the loan repayment. It is assessed at actual rate and gross lease income 			

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Product Features			
Repayment Methods	Direct debit from nominated bank account (BPAY available for additional repayments)		
Repayment Options	Principal and Interest & Interest Only (Up to 5 years)		
Loan Splits	Up to 4 splits allowed		
Redraw	 Variable rate loans only Fee free for internet transaction Transaction fees apply for requests that are manually processed 		

Product Fees					
Stage	Fee Amount				
Conditional Offer	Establishment Fee	Up to 1.50% of the loan amount + GST (non-refundable)			
	Pre-assessment Fee	\$950			
	Valuation Fee Quote Required				
Settlement	Solicitors Fee \$550, plus disbursements				
	Settlement Fee	\$385			
Other fees	Early Repayment Fee	Year 1: 3 months interest is payable on discharge Year 2: 2 months interest is payable on discharge Year 3: 1 month interest is payable on discharge			
	Escalation Fee	\$350, payable at settlement if requested			
Discharge	Discharge fees	\$495 + legal & registration costs			

Interest Rates – Variable					
Repayment	LVR	Promotion rate: (Comparison rate*)	Standard rate: (Comparison rate*)		
Principal & Interest	LVR ≤65%	4.90% P.A. (5.19% P.A.)	5.50% P.A. (5.81% P.A.)		
	LVR ≤70%	5.15% P.A. (5.44% P.A.)	5.75% P.A. (6.07 % P.A.)		
Interest Only	LVR ≤65%	5.15% P. A (5.44% P.A.)	5.80% P.A. (6.12% P.A.)		
	LVR ≤70%	5.40% P. A (5.70% P.A.)	6.05% P.A. (6.37 % P.A.)		

Please refer to your BDM for fixed interest rates.

^{*}The comparison rate is based on a secured loan of \$150,000 and a term of 25 years. WARNING: This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.

Postcode Location Guide – Easy



Location	Postcode Classification				
Location	Inner City	Metro	Non-Metro		
ACT		2600 - 2693 2900 - 2920	0200 - 0799		
NSW	2000 - 2005	1000 - 1920 2006 - 2249 2740 - 2786	1921 - 1999 2250 - 2599 2640 - 2739 2787 - 2899 2921 - 2999		
VIC	3000 - 3010 8000 - 8399	3011 - 3216 3335 - 3341 3425 - 3443 3750 - 3811 3910 - 3920 3926 - 3944 3972 - 3978 3980 - 3983 8400 - 8899	3217 - 3334 3342 - 3424 3444 - 3749 3812 - 3909 3912 - 3925 3945 - 3971 3979 3984 - 3999 8900 - 8999		
QLD	4000 - 4004 9000 - 9299	4005 - 4209 4300 - 4306 4500 - 4549 9400 - 9596	4210 - 4299 4307 - 4499 4550 - 4999 9300 - 9399 9597		
SA	5000 - 5005	5006 - 5199 5800 - 5999	5200 - 5799		
WA	6000 - 6004	6005 - 6214 6800 - 6999	6215 - 6799		
TAS	7000 - 7003	7004 - 7199 7800 - 7899	7200 - 7799 7900 - 7999		
NT		0800 - 0820 0828 - 0832	0821 - 0827 0833 - 0999		

Note:

For Commercial Loans with an LVR greater than 70% and less than 75%:

- Maximum loan amount is \$1,000,000 for Inner City or Non-Metro property
- Maximum loan amount is \$2,000,000 for Metro property