

Easy Commercial Lease Doc

Highlights

- Max LVR: 70%
- Max Loan Amount: \$2,000,000
- Promotion Rate: 8.60% LVR ≤65%
- 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	Refer to BDM
Credit History	Any credit reports that evidence adverse credit history (i.e. Defaults, judgements, etc.) requires supporting documentation.
Acceptable Securities*	<ul style="list-style-type: none"> • 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 <p>*Please refer to Postcode Location Guide – Easy for details</p>
Income Document	<ul style="list-style-type: none"> • Satisfactory lease agreement for proposed security in a registrable format • Lease Must: <ul style="list-style-type: none"> ○ have at least 24 months remaining ○ 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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%	8.60% P.A. (8.94% P.A.)	8.89% P.A. (9.24% P.A.)
	LVR ≤70%	8.85% P.A. (9.20% P.A.)	9.14% P.A. (9.49% P.A.)
Interest Only	LVR ≤65%	8.85% P.A. (9.20% P.A.)	9.14% P.A. (9.49% P.A.)
	LVR ≤70%	9.10% P.A. (9.45% P.A.)	9.39% P.A. (9.75% 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.