

R02

Standard Series Product Guide SMSF

**Version: 250307****Highlights**

- Max LVR: 80%
- Max Loan Amount: \$1,500,000
- Apartment Min Internal Size 30 sqm
- Promotion Rate: 7.55% LVR 60%
- Accept Land Size 10 Hectares
- NO Liquidity Required

Product Parameters

Borrower Type	SMSF Trustees	
Mortgagor	Property Trustee (Bare Trust)	
Guarantors	Loans must be supported by personal guarantee(s) required from all members/beneficiaries of the SMSF	
Loan Purpose	Purchase or Refinance Investment Property / Fast Refinance	
	Exclusions: Equity Release / Debt Consolidation / OO Properties / Bridging / Non Arm's Length Transactions	
Loan Term	Up to 30 Years	
LMI	No LMI for LVR < 80%	
Loan Amount	\$150,000 - \$1,500,000	
Max LVR	80%	
Postcode Categories	Cat 1/2/3 Metro / Non-Metro / Selected Non-Metro	
Credit History	Clear credit history is required for:	
	* SMSF directors	* SMSF Beneficiaries
	*SMSF Trustees and Security Custodian	
	Max 2 defaults totalling \$1K paid min 6 months prior to application	
Securities	All Directors, individuals, and Beneficiaries must have a credit check complete	
	A single asset comprising a residential or commercial property on a single title and the loan must not cover any additional assets that are not fixtures	
	Apartments from Minimum Internal Size 30 sqm to 40 sqm	
	Max Land Size 10 Ha / Above 2.2 HA / Serviced Apartment < 75% (must be above 50sqm)	
	Heritage Listed Properties / Dual Occupancy/ High Density 70%	
Deposit/Equity	Exclusions: Vacant Land, Construction, Studio apartments > 60% LVR, units < 30sqm	
	90% of Rental Income	
Servicing	100% of mandatory contributions	
	100% of voluntary contributions when evidenced over 2 years statements	
	90% of investment earnings of SMSF negative gearing benefits permitted (15% tax)	
	Minimum \$1500 required for SMSF servicing, such as annual auditing and compliance. A lesser amount can be used if evidenced	

Product Features

Repayment Methods	Direct debit from nominated bank account
Repayment Options	Principal and Interest & Interest Only (Up to 10 Years)
Loan Splits	Up to 4 loan splits
Offset Facility	Not Available