

Blue Series Product Guide SMSF



Version: 251007

Highlights	➤ Max LVR 80%	➤ PAYG or Self-Employed
	➤ Max Loan Amount \$2M	➤ Corporate or Individual Trustees
	➤ No Liquidity or Net Asset Testing	➤ Servicing all done within the SMSF

Product Parameters

Borrower Type	SMSF Trustee (Corporate or individual trustees accepted). Property held on Property Trust by a Property Trustee. The security trustee to provide a guarantee limited to the security property.					
Members (Guarantors)	Maximum 6 members - PAYG or Self-Employed.					
Loan Purpose	Personal guarantee from all members, limited to the loan amount.					
Legal Advice	Purchase for investment purpose or refinance of an existing SMSF loan.					
Loan Term	SMSF Trustee borrowers and guarantors must obtain independent legal advice. Proof required at settlement, except for refinances with prior legal advice					
Max LVR	5 - 30 Years					
Loan Size	80%					
Cash out	\$100,000 - \$2m					
	Equity Release or Cash Out Not available					
	Residential Prime			Commercial Prime		
Postcode Categories	Location	Max Loan Size	Max LVR	Location	Max Loan Size	Max LVR
	Cat 1 (Metro)	\$2m	80%	Cat 1 (Metro)	\$2m	80%
	Cat 1 (Non Metro)	\$1.5m	80%	Cat 1 (Non Metro)	\$1.5m	80%
	Category 2	\$1.5m	75%	Category 2	\$1.5m	75%
	Category 3	\$400k	70%	Category 3	\$500k	70%
Acceptable Security	Residential property which is zoned residential situated in Australia by way of a first registered mortgage.			Commercial property which is zoned commercial or similar, situated in Australia by way of a first registered mortgage.		
	Cat 1, 2, 3 locations: Zoned Residential; Rural Residential; Village; Township or similar zoning where residential dwelling is the highest and best use and Residential Valuation is held.			Category 1, 2, 3 locations, where commercial dwelling is the highest and best use and Commercial valuation is held.		
	Properties located in Mixed Use zoning are usually located with retail business on ground floor and residences above. These properties are acceptable provided residence is on a separate title.					
Restricted Security	High density apartments are restricted to 75% LVR. High density is where there are more than 40 apartments in one complex.			Up to 6 units on 1 title: Limited to 80% LVR		
				Between 6 and 10 units on 1 title: limited to 70%		
Apartment / Unit	Minimum size is >50m2			No minimum apartment / unit size		
Land Size	Max 25 acres / 10 hectares			Max 25 acres/ 10 hectares		

Product Features

Repayment Methods	Direct debit from nominated bank account
Repayment Options	Principal and Interest & Interest Only (Up to 5 years)
Redraw Facility	Not Available
Offset Account	Not Available