

Highest & Best Use Development Site

Availability NSW VIC QLD SA WA TAS

Who is it for? Developers/Investors | Highest and Best Use townhouse sites | Permit or Non-Permit Approved

Repayment Type P&I or IO

Repayments Monthly

Loan Term 30 years

Loan Size \$100,000 - \$2mil

Details	LVR	Rates	Max Loan Amount	Special Notes
	Up to 80% incl GST (72%)	From 9.00%	Up to \$2,000,000	1st Registered Mortgage Only

Exit Strategy
Case by Case – Most times the exit strategy will be refinance into development loan

Fees: All fees to establish loan and any ongoing fees	Establishment Fee	From 1.5% - 2.5% + gst
	Commitment Fee	Quoted Individually
	Legal Fees	From \$330
	Valuation	Quoted Individually

Purpose Highest & Best Use – Small townhouse sites

Titles Strata, Torrens Title & Community Title

Zoning Residential

Documentation Required	1	Paramount Application	6	SE: Self Declaration	8	Exit Strategy
	2	Rates Notice or COS	7	PAYG: 2 x Payslips and 3 months personal bank statements or GC or NOA or Tax Returns	9	Lease Agreement (If applicable)
	3	100 Point ID &				
	4	Current Valuation				
	5	SE: Accountant's letter				

Credit History Considered on case by case basis

Valuation Basis Long Form Valuation – Projected Related site value and Gross Realisation Value

Commission (inc GST) Upfront from 0.5% - 1% Trail – Nil

I acknowledge that I have read the above product sheet:

Name:..... Sign:..... Date:.....

