

Specialised Commercial – Lo & Full Doc: Pubs, Hotels, Petrol Stations, Childcare Centres

Availability	<input checked="" type="checkbox"/> NSW	<input checked="" type="checkbox"/> VIC	<input checked="" type="checkbox"/> QLD	SA	WA	NT	TAS
Who is it for?	(Non-Code) - Business, Investors & Developers						
Repayment Type	Interest Only – Paid monthly in arrears						
Repayments	Monthly or Prepaid Interest						
Loan Term	12 – 24 months with option to rollover subject to good conduct						
Loan Size	1st Mortgages from \$150,000 to \$8M 2nd Mortgages from \$150,000 to \$1M (higher amounts considered)						
Details	LVR	Rates	Max Loan Amount	Special Notes			
	Max 65%	From 9.25%	1 st - \$8mil 2 nd - \$1mil	Lend in NSW, VIC, QLD, WA, SA. Security must be major city or major rural area Securities accepted but not limited to may include childcare, hotels, pubs, farms, vineyards, hospitals, medical centres, golf course, brothels, boarding houses, student accommodation etc			
Exit Strategy/ Serviceability	Acceptable exit strategy varies case by case depending on the security type, location of the land & LVR. Strong evidence of serviceability is required.						
Fees: All fees to establish loan and any ongoing fees	Establishment Fee		From 1.0% + GST				
	Commitment Fee		Quoted Individually				
	Legal Fees & Valuation		Quoted Individually				
Purpose	<input checked="" type="checkbox"/> Commercial				<input checked="" type="checkbox"/> Construction		
Titles	Strata, Torrens Title & Community Title						
Zoning	<input checked="" type="checkbox"/> Commercial & Industrial	<input checked="" type="checkbox"/> Boarding houses, brothels, childcare centres, schools, churches, golf courses					
Documentation Required	1	Paramount Application	5	6 month current mortgage statement (Refinance)			
	2	Rates Notice or COS	6	Lease Agreement (If applicable)			
	3	100 Point ID	7	Income Verification (Case by Case)			
	4	Current Valuation					
Credit History	Defaults considered on case by case basis						
Valuation Basis	Market value or purchase price, whichever is lesser value						
Commission (inc GST)	Upfront from 0.5% - 1%			Trail – Nil			

I acknowledge that I have read the above product sheet:

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

