

Development/Subdivision – No Pre-Sales – Up to \$20mil

Availability NSW VIC QLD SA NT TAS

Who is it for? (Non-Code) Business Loans Only – No Individual Investors

Repayment Type Capitalised interest

Loan Term 12-24 months

Loan Size \$500,000 - \$20,000,000

| Details | LVR | Max Loan Amount | Rates | Special Notes |
|---------|-------------------------|-----------------|------------|--|
| | Up to 65% of GRV ex gst | \$20mil | From 9.50% | Registered 1st Mortgage Lending Only Regional areas may be considered |

Exit Strategy Exit strategy is required & acceptable strategies will vary depending on the size of the sub division, location of the land (feasibility of future sales), for larger sub-division 'some' pre-sales are advisable/required.

| Fees: All fees to establish loan and any ongoing fees | Establishment Fee | From 1.5%+ GST to 2.5% + gst |
|---|-------------------|------------------------------|
| | Line Fees | Quoted Individually |
| | Commitment Fee | Upon Application |
| | Legal Fees | Quoted Individually |
| | Valuation | Quoted Individually |

Purpose Land Subdivision Construction
 Development

Titles Strata, Torrens Title & Community Title

Zoning Residential Rural Commercial

| Documentation Required | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|------------------------|-----------------------|---------------------|--------------|----------------|--|--------------------|--------------------|------------------------|--------------|--------------|---------------|--------------------------------------|
| | Paramount Application | Rates Notice or COS | 100 Point ID | Valuation & QS | 6 months existing loan statements (If Refinance) | Feasibility Report | DA/Permit Approval | Council Approved Plans | Developer CV | Builder's CV | Exit Strategy | Proof of Income (case by case basis) |

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% No -Trail

I acknowledge that I have read the above product sheet:

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