

Our **Commercial Business Loan** is fully featured loan with the flexibility of cash out, online banking, additional repayments, a competitive rate and Full Doc, Alt Doc & Lease Doc options.

Features	
<b>Applicants</b>	Self Employed sole trader, Partnership, Company or Trust. Minimum 12 months ABN
<b>Income Verification</b>	Full Doc, Alt Doc or Lease Doc
<b>Loan Purpose</b>	To purchase or refinance commercial property, consolidate business/commercial debt, purchase equipment, equity release and any other business investment purpose including shares and managed funds.
<b>Loan Amount</b>	\$50,000 - \$3,000,000 <65% LVR \$50,000 - \$2,000,000 <70% LVR \$50,000 - \$1,500,000 <75% LVR Max \$5m Single Borrower exposure.
<b>Loan Term</b>	2 to 30 years
<b>Maximum LVR</b>	75% Metro only. No Regional securities.
<b>Cash out / Equity Release</b>	Available up to LVR limit
<b>Lender Protection Fee</b>	<60% LVR - 0.50% of loan amount >60% to 70% LVR - 1.00% of loan amount >70% to 75% LVR - 1.25% of loan amount
<b>Internet &amp; phone banking</b>	Yes. Pay Anyone payments can be made to any Australian bank account
<b>Interest Only</b>	1 - 5 years
<b>Fixed Rates</b>	Not available
<b>Repayment Frequency</b>	Monthly
<b>Additional Repayments</b>	No fee. Max \$120k p.a. during first 2 years on variable rate loans.
<b>Loan Splits</b>	Up to 4 loan splits
<b>Offset Account</b>	Not available
<b>Acceptable Securities</b>	<ul style="list-style-type: none"> <li>- Strata Offices &amp; Showrooms (Minimum area 50m2)</li> <li>- Retails Outlets (e.g. shops &amp; restaurants)</li> <li>- Industrial Units/Factories/Warehouses/Workshops</li> <li>- Mixed Residential &amp; Commercial Use</li> <li>- Residential ≥ 3 or more units on one title</li> <li>- Medical/Dental Suites (max 70% LVR)</li> <li>- Display/Exhibition Homes (max 70% LVR)</li> <li>- Childcare Centres (max 60% LVR)</li> <li>- Serviced Apartments (max 60% LVR)</li> <li>- Student Accommodation (max 60% LVR)</li> <li>- Commercial property in Inner City / High Density post codes the max LVR is 65%</li> </ul>
<b>Fees</b>	Application Fee - \$550 (payable on application). Valuation – at cost (from \$850) Annual Fee - \$395 (charged at settlement). Settlement Fee - \$395 Lender's Legal Fee - \$1,500 Discharge Fee - \$895 + lender legal costs. Early Repayment Waiver Fee (if <2 years) – 0.50% or 3-months interest