

# Aspire SMSF Commercial

The Aspire SMSF Commercial product is aimed at those looking for simplicity, interest rate predictability and flexibility with their SMSF commercial property investment.

## Product Features:

- Purchase or refinance of commercial, retail or industrial property
- 100% offset account available (Nil loading)
- Loans up to 80% LVR P&I. Long list of acceptable securities
- Refinances unavailable on same funder's products. If in doubt check with your BDM

## Loan Amount

- Minimum - \$150,000
- Maximum - \$3,000,000

FULL DOC – Existing Dwelling - INVESTMENT				
LVR	Inner City	Metro	Non-Metro	Regional/Unclassified
0% - 65%	\$2,000,000	\$3,000,000	\$2,500,000	\$1,500,000
65% - 70%	\$2,000,000	\$3,000,000	\$2,500,000	\$1,500,000
70% - 75%	\$1,750,000	\$2,500,000	\$2,000,000	\$1,250,000
75% - 80%	\$1,750,000	\$2,500,000	\$2,000,000	-

- Maximum LVR for Regional and Unclassified Postcode properties is 75%
- Maximum LVR for Inner-City and High Density Postcode properties is 80%
- Considered on a case by case basis. Email BMM BDM the security address

## Loan Terms

- Minimum - 5 years
- Maximum - 359 months

## Repayment Options & Frequency

- Principal & Interest loans – weekly, fortnightly and monthly repayments
- Interest Only to 5 Years.
- Payments can be automatically debited from the offset account

## Serviceability

- Serviceability for SMSF loan applications for new purchases – refer to BDM
- Serviceability for SMSF loan applications for refinances – refer to BDM

## Vacant Land

Not available

## Security Type and Location

- Purchase or refinance of commercial, retail or industrial property
- Standard Commercial Properties are properties that are used for business purposes. This includes owner occupier, leased from related entity and tenanted properties.

### Location

- Inner-City – Max LVR is 80%
- High Density - Max LVR is 80%
- Regional and Unclassified - Max LVR is 70% (considered on a case by case basis)

## Acceptable Security

Standard Commercial Properties are properties that are used for business purposes. This includes leased from related entity and tenanted properties.

## Acceptable Security

The acceptable commercial property security types include:

- Strata Offices & Showrooms (minimum area 30m2)
- Retail outlets (e.g. shops, restaurants)
- Industrial Units/Factories
- Industrial Warehouses
- Mixed Residential & Commercial use
- Residential Properties (>3 or more on one title)
- Industrial Workshops
- Medical/Dental Suites
- Childcare Centres
- Services Apartments
- Boarding Houses
- Student Accommodation
- Display/Exhibition Homes
- Strata Retirement Units
- Function Halls

## Split Loans

Available - up to 4 splits (minimum is \$5,000 as per policy)

## Redraw

Not available

## Cash Out

Not available

## Refinance Policy

1. Minimum loan tenure – 24 months
2. No late repayments greater than 15 days overdue
3. New loan interest rate must be lower than current loan interest rate
4. Rental income is acceptable as 100% of income for servicing

## Offset

Available (Withdrawal of funds from the Offset account is only available to return to the SMSF Cash Management Account).

Risk Fees	
Refer to rate sheet	

Fees	
Establishment	\$425
Valuation	At cost
Settlement	\$395
Legals	\$595 + GST + Outlays
Annual	\$395
Discharge	\$2200
Fixed Rate Lock	\$495 (<=4 years), \$795 (>4 years)