

# Edge SMSF Commercial

The Edge SMSF Commercial product provides a flexible and future-focused loan for applicants looking to acquire Commercial property within their self-managed super fund portfolio.

## Product Features:

- Commercial securities
- Maximum LVR 75% (70% High Density)
- Available to Prime & Near Prime profiles
- Individual Trustee & Corporate Trustee can be considered
- 30 year loan terms – P&I or IO (Max 5 years)
- Purchase and Refinance

## Loan Amount

- Minimum - \$100,000
- Maximum - \$2,000,000

## LOAN SIZE LIMITS

<75%	\$2M
------	------

## Applicable Loadings

	Interest Rate	Application Fee*
Interest Only	0.30%	N/A

## Loan Terms

- Minimum - 10 years
- Maximum - 30 years

## Security Type and Location

- Category 1 & 2

## Documentation

- Full Doc:
  - Last 2 years of tax returns & Notice of assessments
  - 2 years Financials (if available)
- SMSF:
  - Last 2 years SMSF financials or last 2 years superannuation statements (evidencing 2 years contribution history)
- PAYG:
  - Last 2 Payslips
- SE: required when owner occupied Commercial or contributions history not evident
  - Last 2 years personal Tax Returns and Notices of Assessment
  - Last 2 years company financials

## Annual Expenses

- Annual operating expenses must be accounted or with a minimum annual expense of \$2,500 applying.

## Liquidity Requirements

- 5% of SMSF debt position (balance of outstanding loans).

## SMSF Assets

- A nominal return of 3% is applied to the balance of funds retained within the SMSF.

## Additional Assessment Requirements

- Minimum \$150,000 SMSF balance
- 5% of SMSF total debt position liquidity required
- Confirm of current investment strategy developed by a suitably qualified individual
- LRBA to be in line with current investment strategy

## Exclusions

- Redraws
- Increases
- Substitutions

Fees	
Processing Fees*	\$425 For Loans up to \$2Mil
Funder's Application Fee	Prime: 1.00% Near Prime: 1.25%
Valuation*	At cost from \$330
Settlement Fee	0.50%
Legals	Approx. \$1,950
Early Repayment Fee	1.50% of original loan amount within 3 years
Ongoing Fees	NIL
Discharge	\$450 plus solicitors fees

\*Payable before valuation is ordered