

Edge SMSF Residential

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

Product Features:

- Residential securities
- Maximum LVR 80% Residential
- 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
- Off the plan to 80% LVR
- High Density to 70% LVR
- 80% Max LVR for established properties

Loan Amount

- Minimum - \$100,000
- Maximum - \$1,250,000

LOAN SIZE LIMITS

| | |
|------|---------|
| <80% | \$1.25M |
|------|---------|

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.

Additional Assessment Requirements

- Minimum \$150,000 SMSF balance

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27/09/2023 Subject to change without notification



- 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 | |
|---------------------------------|---|
| Establishment* | \$695 |
| Settlement Fee | 0.50% |
| Legals | Approx. \$1,950 |
| Discharge | \$450 plus solicitors fees |
| Funder's Application fee | Prime: \$990 waived. Near Prime: 1.00% |
| Early Repayment Fee | 1.50% of original loan amount within 3 years |

*Payable before valuation is ordered