

Edge Commercial

The Edge Commercial product caters to both owner occupiers and investors seeking to purchase, refinance or release equity from Commercial real estate.

Product Features:

- Maximum LVR 75%
- Loan Size: \$100,000 < \$2,000,000
- Owner-occupied or Investment
- Individual, Company or trust
- Loan Term 1-30 years
- Set & Forget – No annual reviews
- Category 1 & 2 Postcodes only
- Free Redraw
- No Monthly or Annual Fees
- No Interest Only loading
- 1.25x Minimum ICR
- No Commitment Fee
- Vacant Land to 65% LVR (Cat 1 Only)
- Most recent (1) year Company & Personal Tax Returns & Notice of Assessments and Financials (if available)

Loan Size Limits

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

FULL DOC	LVR	Limit
Prime	<75%	\$2M
Near Prime	<70%	\$2M
	<75%	\$1.5M
Near Prime +	<70%	\$2M

ALT DOC	LVR	LIMIT
Prime	<75%	\$2M
Near Prime	<70%	\$2M
	<75%	\$1.5M
Near Prime +	<70%	\$2M

Loan Terms

- Minimum - 1 year
- Maximum - 30 years

Age of Exit Strategy

- Exit strategy required above 45 years old

Shareholder Guarantee

- Required where shareholding >25%

Security Type and Location

- Category 1 & 2

Location

- Cat 1 – Max LVR is 75% Full & Alt Doc
- Cat 2 – Max LVR is 75% Full & Alt Doc
- Vacant land Cat 1 65%LVR

Lease Doc

3 years term remaining (including options)

Credit History

- Paid defaults to \$500 Prime
- Higher arrears/Credit history considered near prime/specialist

Documentation

- Full Doc:
 - Most recent 1 year Company & Personal tax returns & Notice of assessments
 - Most recent 1 year Financials (if available)
 - Most recent BAS or 3 months business trading statements if tax return is > 6 months old
- Alt Doc:
 - **Prime** - Declaration of Financial position plus **one** of either Accountants letter, 6 months BAS, 6 months bank statements.
 - **Near Prime** - Declaration of Financial position plus **one** of either Accountants letter, 6 months BAS or 6 months bank statements.

Cash Out

Any Cash out requests must be supported with a detailed purpose for the use of the funds. The purpose will be assessed for reasonableness and appropriateness against the overall deal and applicant profile.

Vacant Land

Available as security to 65% LVR Cat 1 Only. Rate loading of 1.5% and Fee loading of 0.5% apply.

Application Fees (Funder)

		Prime	Near Prime	Near Prime +
Full Doc	<70%	0.85%	1.00%	1.50%
	<80%	1.00%	1.25%	1.50%
Alt Doc	<70%	1.00%	1.00%	1.50%
	<80%	1.25%	1.25%	N/A

Fees	
Processing Fees	\$425 <\$2M; \$550 >\$2M
Valuation	At cost from \$330
Legals	At cost, from \$330
Settlement Fee	0.50%
Ongoing Fees	NIL
Early Repayment Fee	1.50% of original loan amount within 3 years
Discharge	\$450

*Payable before valuation is ordered