

Bold Commercial Purpose – Commercial Security

Bold Commercial Purpose is an unregulated loan facility that is designed to assist Borrowers to access funding for a variety of purposes, so long as the purpose is Business/Commercial.

Product Features:

- Unregulated loan
- Max Loan size \$3M.
- Full Doc, Alt Doc (+0.50% loading) to 75%, or Lease Doc (+0.2% loading) to 65%
- Underwriting based on sensible commercial approach
- Set & Forget 30 year term (No reviews).
- Maximum additional repayments: Variable rate - \$120,000 pa, Fixed Rate \$20,000
- Rental income verification - current lease agreement, plus 6 months rental or bank statements
- Lease Doc income verification - ICR at least 1.75, min 12 months remaining on lease, average WALE calculation to be considered in line with location risk
- Inner City securities - maximum 65%

Loan Amount

Minimum Loan size: \$50,000

Maximum Loan size: \$3,000,000 <65% as per table

Full Doc and Alt Doc	
Loan amount	Maximum LVR
\$1,500,000	75%
\$2,000,000	70%
\$3,000,000	65%

Lease Doc	
Loan amount	Maximum LVR
N/A	75%
N/A	70%
\$3,000,000	65%

Loan Terms

- Minimum – 2 years
- Maximum - 30 years

PRODUCT SPECIFICATIONS				
Repayment types	Principal and Interest or Interest Only (0.30% loading).			
Interest Only Periods	A maximum of 5 years.			
Security requirements	Metro only – refer list below			
Offset Facility	N/A			
Loan Purpose	Must be Business/Commercial			
Borrowers	Individuals, Companies or trusts. OK.			
Vacant Land	Not Available			
Construction	Not Available			
RISK FEE MATRIX				
	<60%	<65%	<70%	<75%
Fee	0.50%	1.00%	1.00%	1.25%

Acceptable Commercial Property Types

Acceptable Commercial Properties are properties that are used for business purposes. This includes owner occupier, leased from related entity and tenanted properties. The properties must be within S&P Metro rated locations to be considered

The acceptable commercial property security types and maximum LVR limits include:

- | | |
|---|-----|
| (a) Strata Offices & Showrooms (minimum area 50 m2) | 75% |
| (b) Retail outlets (e.g., shops, restaurants) | 75% |
| (c) Industrial Units/Factories/Warehouses/Workshops | 75% |
| (d) Mixed Residential & Commercial Use | 75% |
| (e) Medical/Dental Suites | 70% |
| (f) Childcare Centres | 60% |
| (g) Serviced Apartments | 60% |
| (h) Student Accommodation | 60% |

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12/07/2023 Subject to change without notification

Unacceptable Commercial Property Types

Not suitable for security properties that are specialised or have limited marketability.

Unacceptable commercial security types include:

- (a) Abattoirs
- (b) Boarding Houses
- (c) Breweries
- (d) Brickworks
- (e) Brothels
- (f) Caravan Parks
- (g) Churches / Places of worship
- (h) Clubs
- (i) Farms
- (j) Foundries
- (k) Funeral Parlours
- (l) Gaming Centres
- (m) Gasworks
- (n) Golf Courses
- (o) Hospitals
- (p) Hotels and pubs
- (q) Marinas
- (r) Motels
- (s) Quarries & mines
- (t) Recording/Film studios
- (u) Retirement Living
- (v) Rural Acre > 25 hectares
- (w) Sawmills
- (x) Schools
- (y) Sporting Centres
- (z) Stables
- (aa) Swimming Pools
- (bb) Tanneries
- (cc) Theatres / Cinemas
- (dd) Theme Parks
- (ee) Vacant Land
- (ff) Vineyards / Wineries

Fees	
Establishment	\$425* plus valuation at cost
Legals	\$1,500 (standard) or at cost
Funder Settlement Fee	\$395
Account Fees	\$395 p.a.
Discharge	\$895 plus lenders legals at cost.

**Payable at time of application*