



Commercial Property Finance Purchase & re-finance of industrial, retail & office for investors & owner-occupiers Interest Rate Update – As at 10th December, 2018

Commercial Bill Reference Rate (30 Day) 3.15%

Current all inclusive interest rates from:

Commercial Product Range	LVR Range & Interest Rates *				
	≤ 50%	60%	65%	70%	75%
Full Doc ~ 2 yrs tax returns/financial statements	5.90%	6.15%	6.35%	6.60%	6.95%
Mid Doc ~ Self Certification + Bank statements OR Last 2 BAS Returns OR Accountant's Letter	6.40%	6.65%	6.85%	7.10%	-
Quick Doc ~ Self Certification	6.90%	7.15%	7.35%	-	-
* Security properties other than standard retail, industrial, office or residential may attract an interest rate loading of between 0.50%-0.75% * Refer to our Income Verification Alternatives document for all required supporting document information					
Line of Credit Option ~ add 0.30% to the above rates, a better alternative than bank overdrafts - available on all loan products					
Fixed rates available over 1-5 years ~ Please contact us for the latest rates					

Zero Up Front Fee Option **

- ✓ No valuation, legal, title insurance or establishment fees to pay
- ✓ Available on all loan types except for SMSF-LRBA's & NCCP
- ✓ Commitment Fee payable on approval – refunded at settlement
- ✓ Borrower has the option of:
 - adding 0.30% over 5 years to above rate, or
 - adding 0.50% over 3 years (then returns to standard rate)

General Loan Information

Loan Applications	Please use the loan application form available for download from our website www.thinktank.net.au on the Forms & Information page – Completed loan applications may be lodged by fax, email, post or in person. Please Note: All loan applicants must be individually identified as required under AML/CTF Legislation.
Establishment Fee	Standard 1.0% to Thinktank where Letter of Offer is accepted within normal 14 day terms (Minimum Fee \$1,100 incl. GST). Note: Add 0.25% if the formal Letter of Offer is accepted more than 14 days from the date of issuance.
** Zero Up Front Fee Option	Commitment Fee upon approval is 0.50% of loan amount (min \$2,200 incl. GST) – refunded at settlement. Standard Establishment Fee is 1.0%. Please note: Minimum loan size \$500,000 – SMSF and Residential NCCP loans are excluded. Where a loan is prepaid within the increased margin period, all relevant fees will be reimbursable on a <i>pro rata</i> basis.
Loan Size	\$100,000 up to \$3m per security & \$5m group exposure on Full Doc – \$2m max loan & group exposure on Mid & Quick Doc.
Term	25 years standard, 30 years on request - Up to 5 years interest only on Full and Mid Doc (3 years IO on Quick Doc). Interest only period may be rolled over at Thinktank's discretion otherwise converts to P&I with no fee.
Fees	No monthly, annual fees – above rate is all inclusive (Settlement Fee of \$350 applies to all loans). Loan increases and further advances attract a fee the greater of \$500 or 0.15% of the increase (plus GST).
Interest	Charged monthly in advance by direct debit. (Line of Credit facility is interest in arrears, calculated daily).
Property Location	All urban areas & those with populations greater than 20,000. Min 50,000 for 70% Mid & all Quick Doc (NT excluded).
Title Insurance	Title insurance is required on all loans. Please refer to our Title Insurance Information sheet for further details & pricing.

- ❖ The above interest rates are indicative and subject to change without notice. Please refer to our website for the most up to date rate and product information.
- ❖ Commitment Fee of 0.25% (min \$1,100) is payable upon acceptance of the Letter of Offer (included within Establishment Fee) plus the cost of the independent valuation.
- ❖ Standard minimum Interest Cover is 1.50x. Increases to 1.75x for Mid Doc and 2.0x for Quick Doc loans.
- ❖ Each loan is subject to credit approval at the sole discretion of Think Tank Group Pty Limited. Minimum redraw \$2,000 (\$250 fee applies).
- ❖ Additional principal reductions up to \$50,000 per year permitted without an Early Repayment Fee – 3 months interest in Years 1-3, 2 months in Year 4, 1 month in Year 5. Nil after.
- ❖ On fixed rate loans an interest rate swap cancellation charge may apply to additional or early repayments.
- ❖ Refer to separately published list of eligible security types – Minimum security value is \$250,000 inside 25km radius of Sydney & Melbourne CBD, \$200,000 all other areas.

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