



Commercial Finance for Specialised Securities Purchase & re-finance of 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:

Specialised Property Loan Products & Pricing	LVR Range & Interest Rates * (+/- according to risk)				
	≤ 50%	60%	65%	70%	75%
Full Doc ~ 2 yrs tax returns/financial statements	6.65%	6.90%	7.10%	7.35%	7.70%
<i>Line of Credit Option ~ add 0.30% to the above rates, a better alternative than bank overdrafts - available on all loan products</i>					
<i>Fixed rates available over 1-5 years ~ Please contact us for the latest rates</i>					

Purpose Built & Specialised Security Property Loan Limits	Max LVR	Max Loan	Full Doc	Mid Doc	Quick Doc
Hostels & Backpacker Accommodation	70%	\$2m	✓	×	×
Child Care Centres & Fast Food Franchises	70%	\$2m	✓	×	×
Car Yards, Function Centres, Hotels, Pubs, Motels	65%	\$2m	✓	×	×
Car Washes	65%	\$1m	✓	×	×
Car Parks	60%	\$1m	✓	×	×

* Other conditions may apply to all specialised security property loans

* Refer to our Income Verification Alternatives document for all required supporting document information

General Loan Information

Establishment Fee	1.0%** 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.
Loan Applications	Loan applications may be lodged by fax, email, post or in person. TIP: For faster approvals, use the TT application form. Please Note: All loan applicants must be individually identified as required under the new AML/CT Legislation.
Loan Size	\$100,000 up to \$3m per security & \$5m group exposure.
Term	25 years standard, 30 years on request – Up to 5 years interest only. 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).
Property Location	All urban areas & those with populations greater 50,000 (NT excluded).
Title Insurance	Title insurance is required on all loans. Please refer to our Title Insurance Information sheet for further details & pricing.

- ❖ Interest rates may vary according to the outcome of individual risk assessment. The above interest rates are indicative and subject to change without notice.
- ❖ Each loan is subject to credit approval at the sole discretion of Think Tank Group Pty Limited. Please refer to our website for the most up to date rate and product information.
- ❖ Commitment Fee of 0.50% (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.
- ❖ 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. Minimum redraw \$2,000 (\$250 fee applies).
- ❖ 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.