

## ● Commercial bill reference rate (30 day) 2.15%

Current all-inclusive interest rates from:

Commercial product range		LVR range and interest rates *				
		≤ 50%	60%	65%*	70%*	75%*
<b>Full Doc</b>	~ 2 years tax returns/financial statements	3.99%	3.99%	4.25%	4.50%	4.65%
<b>Mid Doc</b>	~ Self certification + bank statements OR Last 2 BAS returns OR accountant's letter	4.65%	4.75%	5.15%	5.45%	5.69%
<b>Quick Doc</b>	~ Self certification	5.40%	5.50%	5.90%	-	-

\* Please note – additional serviceability, cash flow confirmation may be required under Covid-19 conditions

\* 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

\* Refer to your Relationship Manager for loan applications when falling in the top LVR bands for additional requirements and discussions.

**Line of Credit option:** Add 0.30% to the above rates, a better alternative than bank overdrafts - available on all loan products

## ● Zero upfront fee option\*\*

No valuation, legal, title insurance or establishment fees to pay  
Available on all loan types except for SMSF-LRBA's and 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

<b>Loan applications</b>	Please use the loan application form available for download from our website <a href="http://www.thinktank.net.au">www.thinktank.net.au</a> on the forms and information page. Completed loan applications may be lodged by fax, email, post or in person. <b>Please note:</b> All loan applicants must be individually identified as required under AML/CTF Legislation.
<b>Establishment fee</b>	<b>Option 1:</b> Establishment fee 0.95% - no ongoing fees. <b>Option 2:</b> Establishment fee 0.75% - monthly account fee \$20 (\$10 per split loan) GST exclusive. Minimum establishment fee \$1,100 including GST- 50% payable upon acceptance of letter of offer.
<b>** Zero upfront fee option</b>	Commitment Fee upon approval is 50% of establishment fee (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 <u>excluded</u> . Where a loan is prepaid within the increased margin period, all relevant fees will be reimbursable on a <i>pro rata</i> basis.
<b>Loan size limits</b>	<b>Full Doc</b> \$3m per security ≤ 75% LVR. \$5m group exposure, multiple securities (min loan \$100K). <b>Mid Doc</b> \$3m per security ≤ 70% LVR & \$2m ≤ 75% LVR (population and LVR restrictions apply) <b>Quick Doc</b> \$2m population > 50,000.
<b>Term</b>	<b>25 years standard, 30 years on request</b> - 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.
<b>Fees</b>	No monthly, annual fees (except for Option 2 above) interest rate is all inclusive (\$350 Settlement Fee on all loans, GST free). Loan increases and further advances attract a fee the greater of \$1,000 or 0.30% of the increase.
<b>Interest</b>	Charged monthly in advance by direct debit. (Line of Credit facility is interest in arrears, calculated daily).
<b>Property location</b>	All urban areas & those with populations greater than 20,000. Min 50,000 Quick Doc (NT excluded).
<b>Title insurance</b>	Title insurance is required on all loans. Please refer to our Title Insurance Information sheet for further details and 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.
- GST to be added to all fees and commissions amounts except where otherwise stated.
- Commitment Fee payable upon acceptance of Letter of Offer is 50% of establishment fee (min \$550 incl. GST) plus the cost of the independent valuation.
- Standard minimum Interest Cover is 1.70x. Increases to 1.90x for Mid Doc 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, GST exclusive).
- 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 \$200,000.

