

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

**Below rates have been discounted until the 9th of December**

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%	4.30%	4.40%	4.60%
<b>Mid Doc</b>	~ Self certification + bank statements OR Last 2 BAS returns OR accountant's letter	4.60%	4.75%	4.75%	5.00%	5.49%
<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 or annual fees (except for Option 2 above). Interest rate is all inclusive (\$350 Settlement fee on all loans GST free). The establishment fee and all borrowing costs including but not limited to the lenders settlement fee, valuation, professional legal fees, title insurance fee and disbursements are to be met by the borrower. 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.

