

Residential SMSF Loan

Another Flexible Finance Solution
from Thinktank Property Finance
Rates effective as at 10th November, 2021

Thinktank.

- Up to 80% LVR houses ~ 75% LVR apartments
- Up to \$1.5 million on houses ~ \$1.0m apartments
- No set liquidity requirement pre or post settlement
- Interest Only up to 5 yrs
- Set and forget, Principal & Interest up to 30 years
- No ongoing fees or regular property revaluations
- All Inclusive Establishment Fee Option including legal fees and title insurance

For SMSF borrowers in the accumulation phase seeking fully complying and flexible finance options without the costs, delays or the frustration of dealing with a bank

Residential SMSF loan rates*	80% LVR*	75% LVR	70% LVR	65% LVR	≤50% LVR
Principal & Interest (+0.50% for Interest Only)	4.85%	4.85%	4.60%	4.40%	4.25%

* Refer to our SMSF Loan Submission Checklist and Income Verification Alternatives document (Full Doc section) for all required supporting document information

* Refer to your Relationship Manager for loan applications above a 75% LVR to confirm additional requirements.

* Fixed rates 1 - 5 years are available on request

Thinktank residential SMSF loan features

- Houses and apartments (not for Business Real Purpose)
- Max loan \$1.5m for houses & \$1.0m for apartments
- Up to 30 year loan term & 5 yrs interest only
- Max LVR 80% P&I (max 75% LVR interest only)
- Fast approval, documentation & settlement
- Approved bare trust template available if required
- Corporate Trustees only
- ICR min 1.70x (SMSF income + net rent + contributions)
- Open to PAYG investors
- Self-employed (min 2 years ~ preferred 5 years+)
- Min SMSF net assets \$250,000 ~ no set liquidity requirements
- One or more SMSF members must be in accumulation phase
- Statement of Advice (SOA) OR Trustee Declaration
- Min population 10,000 (urban area), (LVR limits apply for non-metro)

Important message on SMSF LRBA Loan documentation requirements for all borrowers

The rules for setting up a Self Managed Superannuation Fund and borrowing through it are complex and can have serious tax implications if proper advice is not obtained every step of the way. It is important that every borrower obtains due financial planning, accounting and legal advice from professionals who have specific expertise in Self Managed Superannuation Funds. We recommend that you seek to ensure that your client has taken steps to appoint properly qualified professionals to help them from commencement of the transaction as this is likely to assist in avoiding costly errors and delays.

Fees	Establishment Fee \$650 + GST. Includes: Standard legal fee* and Title Insurance premium. Valuation Fee: At cost. Settlement Fee \$350 (GST free) – separate to Establishment Fee, payable on settlement. No monthly, annual fees or other recurring fees. Early Termination Fee applies in first 5 years for company/trust loans. Discharge Fee \$350. <i>*Other legal fees and disbursements including searches, statutory fees and stamp duty to be met by borrower.</i>
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 current AML/CTF Legislation.
Security property	Maximum loan for houses is \$1.5m in Sydney & Melbourne, apartments and houses elsewhere \$1.0m. Minimum security property value \$200,000. Loans >\$1m for houses max 75% LVR P&I/70% LVR IO ~ Apartments max 75% LVR P&I/70% IO. No Inner city (visit website for post codes) or high rise apartments (>10 storeys) No “off the plan” purchases.
Fees under mandate	Any additional finance partner or arranger fees charged directly or under mandate to the borrower must be disclosed in advance of the letter of offer being issued.
LRBA Essentials Guide	We strongly recommend you refer to the Thinktank SMSF LRBA Essentials Guide to best manage an SMSF LRBA loan.

Please note: additional serviceability, cash flow confirmation may be required under COVID-19 conditions.

Mixed residential and Business Real Purpose securities may be funded under the Commercial SMSF LRBA loan product. Please refer to the complete list of acceptable securities available via your RM or as a download from our website. Interest rates above are indicative and subject to change without notice.

