

Residential SMSF Loan from Thinktank

Another Flexible Finance Solution from Thinktank Property Finance

- Up to 80% LVR houses ~ 75% LVR apartments for capital cities and major metro areas
- No set liquidity requirement pre or post settlement
- Set and forget, Principal & Interest up to 30 years
- All Inclusive Establishment Fee Option including legal fees and title insurance
- Up to \$1.5 million on houses ~ \$1.0m apartments for capital cities and major metro areas
- No ongoing fees or regular property revaluations
- Interest Only up to 5 years for selected areas and property types
- Fixed rates 1-5 years available on request

Residential SMSF	LVR	50%	60%	65%	70%	75%	80%
Principal & Interest	Rate	4.50%	4.60%	4.60%	4.70%	4.80%	4.90%

Loadings: Interest Only +0.25% ~ Loans >\$1m outside capital cities +0.25%

Please refer to SMSF Loan Submission Checklist & Income Verification Alternatives document (Full Doc section) for all supporting document information requirements.

Thinktank Residential SMSF Loan Features	
<ul style="list-style-type: none"> • 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 years 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 • Statement of Advice (SOA) OR Trustee Declaration • Open to PAYG investors 	<ul style="list-style-type: none"> • ICR min 1.70x (SMSF income + net rent + contributions) • 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 • Min population 10,000 (urban areas), (LVR and loans size limits apply for regional areas)
Important Message on SMSF LRBA Loan Documentation Requirements for all Borrowers	
<p>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.</p>	
Fees	<p>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. Discharge Fee \$350. *Other legal fees and disbursements including searches, statutory fees and stamp duty to be met by borrower.</p>
Security Property	<p>Maximum loan for houses is \$1.5m in capital cities and major metro areas for houses, elsewhere \$1.0m. Maximum loan for apartments is \$1m Minimum security property value \$200,000. Loans >\$1m for houses max 80% LVR P&I/75% 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.</p>
Fees Under Mandate	<p>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.</p>
LRBA Essentials Guide	<p>We strongly recommend you refer to the Thinktank SMSF Loan Essentials Guide to best manage an SMSF loan submission.</p>
Things to Note	<p>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 our Commercial SMSF LRBA loan product. Please refer to our complete list of acceptable securities available via your RM or as a download from our website. The above interest rates are indicative and subject to change without notice.</p>