

Commercial Bill Reference Rate (30 Day) 5.25%

● Mid Doc Serviceability Requirements

- Self-certified income + Accountant's Letter **OR** 6 months trading bank statements **OR** Last 2 BAS Returns

Mid Doc Commercial	LVR & Rates *					
Owner Occupied or Investment	≤ 50%	60%	65%	70%	75%	80%
\$100K - <\$2M	7.15%	7.30%	7.30%	7.55%	8.05%	8.35%
\$2M - <\$3M	7.15%	7.30%	7.30%	7.55%	8.05%	
\$3M - <= \$4M	7.15%	7.30%	7.30%	7.55%		

** for security properties located in [Sydney/Melbourne/Brisbane](#)*

Mid Doc Commercial	LVR & Rates *					
Owner Occupied or Investment	≤ 50%	60%	65%	70%	75%	80%
\$100K - <\$1.25M	7.15%	7.30%	7.30%	7.55%	8.05%	
\$1.25M - <\$2M	7.15%	7.30%	7.30%	7.55%		

** for security properties in [populated areas of greater than 50,000 outside Sydney/Melbourne/Brisbane](#)*

Mid Doc Commercial	LVR & Rates *					
Owner Occupied or Investment	≤ 50%	60%	65%	70%	75%	80%
\$100K - <\$1.25M	7.35%	7.50%	7.50%	7.75%		
\$1.25M - <\$2M	7.35%	7.50%	7.50%			

** for security properties located in [populated areas greater than 20,000 but less than 50,000](#)*

Line of Credit Option ~ add 0.30% to the above rates

● General Loan Information

Establishment Fee	Option 1: Establishment Fee 0.95% - No ongoing fees. Option 2: Establishment Fee 0.75% - Monthly account fee \$20 (\$10 per split loan) GST exclusive. Min Establishment Fee \$1,100 incl. GST- 50% payable upon acceptance of Letter of Offer
Zero Fee Option	No valuation, legal, title insurance or establishment fees except for NCCP Loans. 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).
Term	Up to 30 years - Up to 5 years interest only on Mid Doc. Interest only period may be rolled over at Thinktank's discretion otherwise converts to P&I with no fee.
Fees	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 lender 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 of 0.50% on all amounts, inclusive of introducer commissions.
Interest	Charged monthly in arrears by direct debit. Line of Credit facility is interest in arrears, calculated daily.
Title Insurance	Title insurance required on all loans. Please refer to Title Insurance Information sheet for further details & 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.
- ❖ Refer to your Relationship Manager for loan applications when falling in the top LVR bands for any additional requirements that may arise.
- ❖ Refer to Income Verification Alternatives document for all required supporting document 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 cost of valuation.
- ❖ Standard minimum Interest Cover is **1.75x for loans under <= \$2m, 2.00x for loans over \$2m.**
- ❖ Each loan is subject to credit approval at the sole discretion of Think Tank Group Pty Limited. Redraw fee is \$25.
- ❖ Early Repayment Fee of 1 month interest on original loan balance for first 3 years of loan term.
- ❖ Fixed rate loans may incur an additional cancellation charge on additional or early repayments.
- ❖ [Please note – additional serviceability, cash flow confirmation may be required under Covid-19 conditions.](#)