

## Commercial Property Finance

Purchase and re-finance of industrial, retail & office for investors and owner-occupiers  
Interest rate update as of 11 January 2024

# Thinktank..

Commercial Reference Rate (30 Day) 6.99%

## Commercial Max Mid Doc

Owner Occupied or Investment	LVR & Rates for securities located in Metro areas					
	≤ 50%	≤ 60%	≤ 65%	≤ 70%	≤ 75%	≤ 80%
\$2M- ≤ \$5M	9.19%	9.19%	9.34%	9.59%		
\$5M - ≤ \$6M	9.19%	9.19%				

Owner Occupied or Investment	LVR & Rates for securities located in populated areas greater than 50,000 outside of Metro areas					
	≤ 50%	≤ 60%	≤ 65%	≤ 70%	≤ 75%	≤ 80%
\$2M- ≤ \$5M	9.19%	9.19%				

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

## General Loan Information

<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. Min Establishment Fee \$1,100 incl. GST- 50% payable upon acceptance of Letter of Offer
<b>Zero Fee Option</b>	No valuation, legal, title insurance, establishment fee or settlement 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).
<b>Income Verification</b>	Self-certified income + Accountant's Letter <b>OR</b> 6 months trading bank statements <b>OR</b> Last 2 BAS Returns <b>OR</b> 1 year tax return & NOA <b>OR</b> 1 year financial statement
<b>Term</b>	<b>Up to 25 years</b> - 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.
<b>Fees</b>	No monthly or annual fees (except for Option 2 above). Interest rate is all inclusive (\$450 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.
<b>Interest</b>	Charged monthly in arrears by direct debit, calculated daily.
<b>Title Insurance</b>	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 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 3 month's interest calculated on the amount of principal repaid unless repayment is from the proceeds of sale of real estate security or from your own cash in which case will be reduced to 1month's interest on the amount principal repaid.
- Fixed rate loans may incur an additional cancellation charge on additional or early repayments.