



New Residential Loans from Thinktank

Rates effective as at 19th March, 2019

Reducing product complexity in residential property finance

- Up to 80% LVR for houses and apartments in Melbourne, Sydney & Brisbane
- Up to \$1.5 million single property in Melbourne & Sydney (\$2.0m where ≥2 securities)
- Owner-occupied and investment up to 30 years
- Up to 5 years interest only for investors
- Individuals, companies, trusts
- Purchase, refinance + equity release for business purposes
- **No monthly or recurring fees or hidden margin adjustments**

Mid Doc Requirements

- Statement of self-certified income, supported by:
 - accountant's letter, **or**
 - last 2 x BAS statements, **or**
 - last 6 months bank account statements
- *Other requirements may include: copies of leases, last 6 months loan statements on refinances, ATO portal extract*

Full Doc Requirements

- **PAYG:** 2 x payslips, group certificate, notice of assessment, last 2 x years personal tax returns
- **Self-employed:** last 2 x years company/business/ personal financial statements and tax returns
- *Other requirements may include: same as for Mid Doc*

Interest Rates	LVR	Mid Doc	Full Doc	\$1.0m (single security)	\$1.5m (single security)	\$2.0m (≥2 securities)
○ Investment +0.2%	50%	5.00%	4.50%	√	SYD/MELB	SYD/MELB
○ Interest only +0.2%	65%	5.00%	4.50%	√	SYD/MELB	SYD/MELB
○ Loans >\$1.25m +0.5%	70%	5.19%	4.69%	*Inner city/high rise SYD/MELB	SYD/MELB	SYD/MELB
○ Inner city/high rise +0.5%	75%	5.44%	4.94%	All except inner city/high rise	SYD/MELB	×
	80%	5.44%	4.94%	SYD/MELB/BRIS	×	×

Thinktank Residential Loan Features

- Houses and apartments
- SYD/MELB max: \$2.0m if ≥2 securities, \$1.5m otherwise
- Other locations max: \$1.5m if ≥2 securities, \$1m otherwise
- Up to 30 year loan term (min 15 years)
- Up to 5 years interest only (investment only)
- Redraw (≤2 per month, no fees)
- Equity release – business purposes only (max \$250K / 25%)
- NCCP and non-NCCP borrowers acceptable
- NSR >1.0x stressed at greater of loan +2.0% and 7.0% P&I
- Copies of leases, confirmation of rental income required
- Self-employed (min 2 years ~ preferred 5 years+)
- Credit history – minor paid credit events <\$1,000 acceptable
- Min population 20,000 – Min loan \$100,000
- Other securities may come under our commercial program

Commissions

Up front commission **0.60% plus GST (fixed)** paid by Thinktank. **No clawbacks.**
Trail commission **0.20% plus GST (fixed)** included in the above rates.

Fees

Establishment Fee \$995 + GST. Includes: Valuation Fee \$300, Legal Fees* \$550, Title Insurance Premium \$145.
Settlement Fee \$350 (GST Free) – separate to Establishment Fee, payable on settlement.
Risk Fee: Mid Doc – 0.75% if >70% LVR, 0.50% if ≤70% LVR. **Full Doc** – 0.50% if >70% LVR, 0.25% if ≤70% LVR.
No monthly, annual fees or other recurring fees. Early Termination Fee applies in first 5 years for company/trust loans.
Commitment Fee of \$500 + GST on acceptance of Letter of Offer – deducted from Establishment Fee, payable at settlement.
Discharge Fee \$350.
**Legal disbursements including searches, statutory fees and stamp duty to be met by borrower.*

Security Property

* Inner city and high rise (>10 storeys) apartments acceptable in Sydney and Melbourne only. Max loan \$1m and 70% LVR.
Inner city: visit **website** for post codes.
Metro: all state and territory capital cities – please refer if in doubt.
Minimum security property value \$200,000. No “off the plan” purchases.

Responsible Lending

- Thinktank is required to make all reasonable enquiries of the applicants to ensure responsible lending standards are adhered to and the loan product is suitable.