



## New Residential SMSF Loan from Thinktank

Rates effective as at 10<sup>th</sup> March, 2019

### Another Flexible Finance Solution from Thinktank Property Finance

- 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 valuation, legal fees, title insurance and up front commission

*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
<b>Principal &amp; Interest</b> (+0.50% for Interest Only)	<b>6.79%</b>	<b>6.59%</b>	<b>6.39%</b>	<b>6.19%</b>	<b>5.99%</b>

\* Rates include 0.25% trail

\* Inner city apartments & non-metro security properties add 0.50%

\* Refer to our Income Verification Alternatives document for all required supporting document information

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 1.50x (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 20,000 (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.

<b>Commissions</b>	Finance Partner Up Front commission of <b>0.50% plus GST (fixed)</b> is included in the Establishment fee. Trail commission of <b>0.25% plus GST (fixed)</b> is included in the above rates.
<b>Fees</b>	<b>All Inclusive Establishment Fee \$995 + GST. Includes:</b> Valuation Fee \$300, Legal Fees* \$500, Title Insurance Premium \$145. <b>Separate Settlement Fee \$350</b> (GST Free). <b>No monthly, annual fees or other recurring fees.</b> Standard Early Termination Fee applies in first 5 years. Commitment Fee of \$500 + GST upon acceptance of Letter of Offer – deducted from the Establishment Fee payable at settlement. <i>*Legal disbursements including searches, statutory fees and stamp duty to be met by borrower.</i>
<b>Loan Applications</b>	Loan applications may be lodged by fax, email, post or in person. <b>TIP: For faster approvals, use the TT application form.</b> <b>Please Note:</b> All loan applicants must be individually identified as required under current AML/CTF Legislation.
<b>Security Property</b>	<b>Maximum loan for houses is \$1.5m in Sydney &amp; Melbourne, apartments and houses elsewhere \$1.0m.</b> <b>Minimum security property value \$200,000.</b> <b>Loans &gt;\$1m for houses max 75% LVR P&amp;I/70% LVR IO ~ Apartments max 75% LVR P&amp;I/70% IO.</b> <b>Inner city (visit <a href="#">website</a> for post codes) &amp; high rise apartments 65% LVR &amp; P&amp;I only, other locations max 75% LVR and P&amp;I only.</b> <b>No "off the plan" purchases.</b>
<b>Fees Under Mandate</b>	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.
<b>LRBA Essentials Guide</b>	We strongly recommend you refer to the <b>Thinktank SMSF LRBA Essentials Guide</b> to best manage an SMSF LRBA loan.

### Things to Note

- 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.