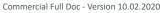
Commercial Full Doc

Fact Sheet



Our full doc commercial loans are suitable for a wide range of borrowers and can be used to purchase or refinance commercial, industrial, retail or residential property. These "set-andforget" loans have no annual reviews and no security revaluations. Just a simple application and a prompt evaluation.

Credit Parameters		
Minimum Loan amount	\$100,000	
Maximum Loan amount	\$3,000,000	
Maximum LVR	 Up to 75% for loans up to \$2,000,000 Up to 70% for loans greater than \$2,000,000 and up to \$3,000,000 	
Borrower Type	Individuals, Company or Trust	
Loan Purpose	 Purchase Non-structural renovations Refinance existing mortgage Debt consolidation Equity Release/Cash Out 	
Loan Term	Up to 25-year term	
Lenders Mortgage Insurance	N/A	
Income Documentation (PAYG)	Last 2 pay slips plus one of the following: Letter of employment Latest group certificate / PAYG Summary Tax assessment notice Individual tax returns	
Income Documentation (Self-Employed)	 Last 2 years tax returns and financial statements Last 2 years tax assessment notices 	
Acceptable Security	 1st registered mortgage over commercial, industrial, retail or residential properties in Australian cities and major regional centers. Residential properties must have a minimum living area of 50 square meters and up to a maximum land size of 25 acres (10 hectares). No vacant land or properties under construction will be acceptable. Please refer to our Security Location Guide or more information.	
Debt Service Cover Ratio	Min of 1.25 times	





Commercial Full Doc





Product Features			
Interest Only Options	Up to 5 years Interest Only automatically reverting back to Principal and Interest repayment		
Fixed Rate Options	1, 2, 3, 4 and 5 years fixed rate options available		
Interest Calculation	Daily on outstanding balance, charged monthly		
Repayment Frequency	Weekly, Fortnightly or Monthly (IO is only monthly)		
Repayment Method	Direct Debit from nominated bank account		
Additional Repayments	Unlimited for Variable rate Loans only via Direct Salary Credit and BPay credit.		
Loan Splits	Up to 4 splits allowed		
Credit Increases	Must be within maximum LVR and loan amount criteria		
Product Switching	Yes - Fees and charges may apply		
Loan Portability	Yes - Fees and charges may apply		
Redraw	Variable Rate Loans Only. Fee free for Internet transaction. Transaction fees apply for requests that are manually processed		
Standard transactions	Repayments from nominated account, Additional repayments from nominated account, Internet access, Direct salary credits, BPay credits and Direct debits. No Phone Access.		
Product Fees			
Fees	Description	Amount	
Valuation Fee	Payable by applicant prior to the valuation being ordered	Quote required	
Solicitor Documentation Fee	Preparaton and executon of 1 commercial loan facility, 1 security, 2 borrowers (natural person)	\$550	
Establishment Fee	Payable to Sintex at time of application. (0.50% is non refundable if loan does not proceed)	Up to 1.50% of the loan amount (min. 0.50%)	
Settlement Fee	N/A		
Early Repayment Fee	ERF is payable if the loan discharges in the first 3 years of settlement and is based on rent interest rates but original loan amount. Year 1 = 3 month interest is payable upon discharge Year 2 = 2 month interest is payable upon discharge Year 3 = 1 month interest is payable upon discharge		
Discharge Fee	Payable for a release of the security once the loan is paid in full.	\$495	

