

BMM SMSF Residential Loans



	Alternative A Residential	Alternative B Residential
Loan Purpose	Investment only	Owner Occupied or Investment
Required SMSF Assets	Trust must have operated for >2 years	N/A
Sevicibility	Based on (1) net income from the property investment and (2) continued contributions (3) future super fund earnings	Assessed on (1) net income from the property investment and (2) future super contributions based on past contributions
Documentation	N/A	N/A
Loan Size	Unlimited	Unlimited
Loan Term	Maximum 30 years	Maximum 25 years
Interest Rate	7.94% Variable	7.84% Variable
		1-5 year fixed rates available
Interest Only	Yes	Yes
Repayments	Monthly	Monthly
LVR	Up to 70%	75% Residential
		50% Rural
FEES		
<i>Application Fee</i>	\$600	Nil
<i>Establishment Fee</i>	N/A	1% loan amount or minimum \$2000
<i>Loan Service Fee</i>	N/A	\$10 per month
<i>Settlement Fee</i>	Nil	Nil
<i>Valuation Fee</i>	At cost	At cost
<i>Solicitors/Legal Fees</i>	At cost	At cost
<i>Title Insurance</i>	At cost	At cost
<i>Who Establishes Trust</i>	Independent Accountant	Funder or Independent Accountant
<i>Trust Establishment Fee</i>	At customer cost	With Property Trust \$4,620
		Without Property Trust \$2,420
<i>Mortgage Insurance</i>	No MI	No MI
SECURITY		
<i>Security Type</i>	Non-specialised residential property	Residential
<i>Security Ranking</i>	1st Mortgage	1st Mortgage
<i>Security Location</i>	Metro and major regional areas	Metro and major regional areas
<i>Security Exclusions</i>	No Vacant Land	No Specialised Security

	No Development	
	No Construction	
	No Refurbishment	
	No Company Title	
<i>Ownership</i>	Trustee nominated by SMSF, can be a company	Trustee nominated by SMSF
	or an individual	
<i>Property Manager</i>	Customer responsibility	Customer responsibility
Redraw Facility	No Redraw	No Redraw
Financial/Legal Advice Required	No	No
Personal Guarantee	Yes	Yes