

BMM Commercial Access

- Flexible loans for Non-Specialised Commercial, Industrial and Retail including office high rise security plus Non Code residential lending
- Loan amounts up to \$5M per security for Full Doc loans
- Maximum LVR to 80% for Commercial Property owner occupiers and/or investors
- Non code property investors
- Non resident commercial investors OK
- All Loans are unregulated
- Sound credit history for all applicants/guarantors
- All customer service and support provided by BMM

Loan Amounts

Maximum loan amount

\$5M for Full Doc loans

\$3M for Non-Resident

\$10M borrower/guarantor limit

Minimum loan amount - \$100,000

LVR Limits

- Full Doc loans up to 80% LVR (to \$2M per security)
- Full Doc Loans up to 75% LVR (to \$3M)
- Full Doc Loans up to 65% LVR (to \$5M)
- Non Resident Loans up to 65% LVR (\$3M per security)

Loan Term

Up to 20 years

Repayments

- Interest only up to 5 years (interest only period can be utilised anytime within the first 10 years) then reverting to Principal and Interest over the remaining 15 year term.
- Interest Only period can be renegotiated at end of 5 year term subject to lending policy at the time of renegotiation.
- Principal and Interest over full term

Interest Options

BMM Commercial Access is a Securitised Loan programme and as such Interest rates are based on Official cash rate of the Reserve Bank of Australia

Variable rate or Fixed rate for 1,2,3,4 and 5 years available – call 07 3831 6400 for quote

Debt Service Cover Ratio

Minimum of 1.5 times (excludes living expenses, interest rate is actual borrower rate and full term utilised)

Cash flow calculator **must** be completed for all applications

Suitable Securities

- Commercial, industrial and residential freehold and or strata title including offices, shop fronts etc
- No Specialised securities
- No Licensed Premises
- No environmentally sensitive properties

Non code residential securities include:

- Multiple dwellings on 1 title
- Mature Age apartments / units (down to 30 square metres)
- Studio Apartments (down to 30 square metres)
- Developers Take outs
- Executive Residences
- Serviced Apartments – including Dual Key (down to 30 square metres)

Security Location

Acceptable security is to be aligned with "metro / Category One" classification, including larger regional centres with population <100,000. Note that exceptions such as Cairns are included in the programme. Call (07) 3831 6400 for further information

Make weight/additional collateral Residential securities OK in centres with population > 30,000

Pay Down/Redraw

Yes on Variable rate loans only, free if arranged via internet or phone.
\$100.00 per manual redraw request

Split Loan

Yes, maximum of 3 splits per facility

Interest Rates

Available on request. Please supply full details to enable accurate quotation. Rates vary due to LVR, security type and location and credit history

Internet and Phone Banking

Free

Fees

No Ongoing Fees

Application fee

\$825 or 0.35% of loan amount + GST (retained by funder)

Establishment Fee

0.65% + GST

Legal and Valuation fees payable by borrower

Title Insurance:

Compulsory –

Survey Identified Security - 0.06% (plus GST and stamp duty) – min fee \$200.00

Non Identified Security – 0.10% (plus GST and Stamp Duty)

Min Fee - \$500.00

Early Repayment Fee:

3 months interest on original approved facility if repaid in the first 3 years

2 months interest on original approved facility if repaid in years 4 & 5

1 month's interest on original approved facility if repaid in years 6 & 7

