

Leo Commercial

- For purchase, re-finance and investment purposes
- Suited for clear or **credit impaired borrowers**
- **Flexible loans for Non-Specialised Commercial, Industrial and Retail security**
- Debt Consolidation purposes OK
- **Construction of up to 6 residential units available***
- Loan amounts up to \$5M available (LVR limits apply)
- Maximum LVR 70%. 75% LVR Single Property Construction
- Lite Doc and Lease Doc facilities available
- **Unlimited Cash Out available**
- **No Annual Reviews**

Loan Amounts

\$3M to \$10M up to 70% LVR - Purchase, Refinance & Debt Consolidation
 \$3M up to 70% LVR – Purchase, Refinance, Debt Consolidation & Cash Out
 \$3M to \$10M up to 65% LVR – Residential/Commercial Multi Construction
 \$3M up to 70% LVR – Residential Multi Construction
 \$1.5M up to 75% LVR – Single Property Construction (*refer Leo Full Doc / Leo Lite Doc Fact sheet*)
 \$5M up to 55% LVR – Rural Property > 100 acres
 \$3M up to 70% LVR – SMSF Commercial Purchase & Refinance (*refer Leo SMSF fact sheet*)

LVR Limits

70% LVR for all options (Lite Doc, Lease Doc and Construction)

Loan Term

Max 25 years for owner occupied
 Max 5 years for investment (Interest Only)
 (Commercial Construction loan term 1–2 years only)

Repayments

- Principle and Interest
- Interest only up to 5 years
- Construction – Max 2 years Interest Only

Income Assessment Options

Lite Doc

- Accountant letter OR trading statements OR BAS required

Lease Doc

- Full lease agreement

Cash Out

- Accountant letter OR trading statements OR BAS required

Construction

- Accountant letter OR trading statements OR BAS required

Cash Out

Unlimited and available for any worthwhile purpose (subject to loan type, check BMM)

Construction

*Up to 6 unit construction will be considered in metropolitan areas only. No presales are permitted.

Construction is unavailable in WA. Exceptions include 4 Units on 1 Title (*contained under one continuous roof*). All exceptions determined on a case by case basis by the funder.

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31/07/2019 – Subject to change without notification

Locations

Major Metro and Regional towns with populations >7000, although other locations will be considered on an application by application basis

Credit Impairment

Multiple defaults/judgement considered

Up to 2 months arrears considered on loans other than mortgages

Bankrupts >12 months considered

Suitable Securities

Commercial, industrial and residential freehold and or strata title including:

- Retail shops
- Offices
- Light Industrial Warehouses
- Regional Security properties can be considered

Redraw

No redraw available

Additional Requirements

Minimum 12 month ABN where full financials are not available

Fees

Application Processing Fee

Subject to change based on loan amount

Minimum \$275 (loan amount <\$500K) to \$425 (loan amount up to \$2M)

Must be paid upon application

Establishment Fee

From 1.75% – max 2.25% of loan amount

Valuation Fee

At cost. Available on quotation

Title Insurance:

At cost. Available on quotation

Solicitors Fee:

At cost. Available on quotation

Account Service Fee

- \$50 per year

Packet Review Fee

- \$300 per year if loan is unregulated

Discharge Fee / Early Repayment Fee

For NCCP regulated loans: no early repayment fee, discharge fee of \$915 plus legal costs applies

For non NCCP regulated loans: \$1845 + 3 months interest (ERP – Early repayment fee) plus legal costs also applies

Other fees and charges may apply. Available on quotation