

True Blue Commercial Full Doc

- Flexible loans for Non-Specialised Commercial, Industrial and Retail
- Maximum LVR to 70% for Commercial Full Doc owner occupiers or investors
- Variable, Fixed Rate Options 1-5 Years, Interest Only up to 5 years
- No Annual Reviews & No Annual Fees
- Sound credit history for all applicants/guarantors
- No Vacant Land

Loan Amounts

Minimum loan amount \$100,000 Maximum \$3M
Up to 70% for loans up to \$2M
Up to 70% for loans greater than \$2M and up to \$3M

Loan Term

Up to 25 years

Repayments

- Principal and Interest
- Interest Only 5 years maximum reverting to P&I
- Fixed Rate Options available 1-5 Years

Loan Purpose

- Purchase
- Non-structural renovations
- Refinance existing mortgage
- Debt consolidation
- Equity Release / Cash Out

Debt Service Cover Ratio

Minimum of 1.25x (excludes living expenses, interest rate is actual borrower rate and full term utilised) on a P&I basis.

True Blue Commercial Capacity Calculator **must** be completed for all applications

Financial Information Required

- 2 years Full financials
- Full Company accounts for 2 years
- Personal tax returns for 2 years

Security Location

Acceptable security Category One/Metro

Securities

| Acceptable Security | Security Type Considered <i>Conditions Apply</i> | Unacceptable Securities | | |
|----------------------------|---|---|--|---|
| ✓ Commercial Property | ✓ Gyms | × Leasehold (excluding Crown Leasehold) | × Display homes | × Broad acres for subdivision & vacant land |
| ✓ Industrial Property | ✓ Sporting Complexes | × Company title | × Development Sites/Projects | × Rural properties |
| ✓ Retail Property | ✓ Licensed Premises | × Hospitals | × Retirement Complexes | × Schools |
| ✓ Unit area must be >50sqm | ✓ Fast Food Outlets | × Hotels, motels, holiday flats | × Breakfast & Bed | × Caravan Parks |
| | ✓ Child Care Centres | × Brothels | × Day spas, Resorts & Units-within-Resorts | × Properties with noxious/hazardous uses |

An approved security must have a valuation by an approved valuer which must include a recent photograph of the property.

Split Loan

Max of 3 splits per facility

Fees

Application Fee

\$275 for loans <\$500K
 \$375 for loans >\$500K to \$1M
 \$425 for loans >\$1M to \$2M
 \$625 for loans >\$2M to \$5M

Valuation Fee:

At cost + \$50 Admin Fee

Establishment Fee

Up to 1.50% of the loan amount*
 (*0.50% is non refundable if loan does not proceed)

Solicitor Fees

From \$770 Lenders legals borrower paid (1 Security) + Costs

Discharge Fee

\$495 + legal and registration costs (payable on discharge)

Early Repayment Fee

Years 1 – 3 Months Interest Years 2 – 2 Months Interest Years 3 – 1 Months Interest
 ERF is based on current interest rate and original loan amount and is payable upon discharge
Please note: other fees and charges may apply