

# 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-and-forget” loans have no annual reviews and no security revaluations. Just a simple application and a prompt evaluation.

Credit Parameters	
<b>Minimum Loan amount</b>	\$100,000
<b>Maximum Loan amount</b>	\$1,500,000
<b>Maximum LVR</b>	70%
<b>Borrower Type</b>	Individuals, Company or Trust
<b>Loan Purpose</b>	For owner-occupied and investment purposes: <ul style="list-style-type: none"><li>• Purchase</li><li>• Property improvement</li><li>• Refinance existing loan</li><li>• Debt consolidation</li><li>• Controlled equity release (NO CASH OUT)</li></ul>
<b>Loan Term</b>	20-year term
<b>Lenders Mortgage Insurance</b>	N/A
<b>Income Documentation (PAYG)</b>	Last 2 pay slips plus one of the following: <ul style="list-style-type: none"><li>• Letter of employment</li><li>• Latest group certificate / PAYG Summary</li><li>• Tax assessment notice</li><li>• Individual tax returns</li></ul>
<b>Income Documentation (Self-Employed)</b>	<ul style="list-style-type: none"><li>• Last 2 years tax returns and financial statements</li><li>• Last 2 years tax assessment notices</li></ul>
<b>Acceptable Security</b>	1st registered mortgage over commercial, industrial, retail or residential properties in Australian cities and major regional centres. No vacant land or properties under construction will be acceptable. <i>Please refer to our Security Location Guide or more information.</i>
<b>Debt Service Cover Ratio</b>	Min of 1.5 times

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Product Features		
<b>Interest Only Options</b>	Up to 5 years Interest Only automatically reverting back to Principal and Interest repayment	
<b>Fixed Rate Options</b>	1, 2, 3, 4 and 5 years fixed rate options available	
<b>Interest Calculation</b>	Daily on outstanding balance, charged monthly	
<b>Repayment Frequency</b>	Weekly, Fortnightly or Monthly (IO is only monthly)	
<b>Repayment Method</b>	Direct Debit from nominated bank account	
<b>Additional Repayments</b>	Unlimited for Variable rate Loans only via Direct Salary Credit and BPay credit.	
<b>Loan Splits</b>	Up to 4 splits allowed	
<b>Credit Increases</b>	Must be within maximum LVR and loan amount criteria	
<b>Product Switching</b>	Yes - Fees and charges may apply	
<b>Loan Portability</b>	Yes - Fees and charges may apply	
<b>Redraw</b>	Variable Rate Loans Only. Fee free for Internet transaction. Transaction fees apply for requests that are manually processed	
<b>Standard transactions</b>	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
<b>Valuation Fee</b>	Payable by applicant prior to the valuation being ordered	Quote required
<b>Solicitor Documentation Fee</b>	Preparation and execution of 1 commercial loan facility, 1 security, 2 borrowers (natural person)	\$550
<b>Title Insurance</b>	Title Insurance premium is based on percentage of the loan amount borrowed	Dependant on Loan amount
<b>Establishment Fee</b>	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%)
<b>Settlement Fee</b>	N/A	
<b>Early Repayment Fee</b>	An ERF is payable if the loan discharges in the first 3 years of settlement and is based on current interest rates but original loan amount. <ul style="list-style-type: none"> <li>• Year 1 = 3 month interest is payable upon discharge</li> <li>• Year 2 = 2 month interest is payable upon discharge</li> <li>• Year 3 = 1 month interest is payable upon discharge</li> </ul>	
<b>Discharge Fee</b>	Payable for a release of the security once the loan is paid in full.	\$495