

Self-Managed Super Fund

The Basics

Purpose	<ul style="list-style-type: none"> Purchase of Residential Investment Property plus costs (Transactions with Residential properties must be at arm's length) Refinance by Exception Corporate Trustee ONLY, Individual Trustee not accepted
Applicant	<ul style="list-style-type: none"> Self-Managed Super Fund to be established
Borrower	<ul style="list-style-type: none"> The Property Trust
Guarantor	<ul style="list-style-type: none"> All adult members of the SMSF - Maximum 4 (PAYG only, Self-employed by exception)
Loan Amount	<ul style="list-style-type: none"> \$50,000 - \$750,000
LVR	<ul style="list-style-type: none"> 75% Metro, 70% High Density & 60% Regional
Net Tangible Asset Requirement	<ul style="list-style-type: none"> Net tangible asset of NIL to \$120,000 prior to deposit paid, or no Asset requirement for the SMSF Extra
Liquidity Requirement	<ul style="list-style-type: none"> NIL to 7.5% of SMSF debt in Liquidity post Settlement, or no Liquidity requirement for the SMSF Extra, Plus or Regional solutions
Term	<ul style="list-style-type: none"> 30 Years
Rate Options	<ul style="list-style-type: none"> Variable and Fixed Principle & Interest (No fixed on Extra, Plus or Regional)
Processing Fee	<ul style="list-style-type: none"> \$570 Application Fee \$250 Valuation fee 2.2% Platinum fee \$1,095 Establishment Fee \$450 Settlement Fee \$1,485 Funder's Legal Fee plus disbursements and searches
SMSF Extra	<ul style="list-style-type: none"> 1.25% of Loan Amount Application fee Remaining fees same as above
Post Approval	<ul style="list-style-type: none"> \$150 Loan Amendment Fee for restructure of loan once approved \$85 Solicitor Re-document Fee for restructure of loan documents issued
Discharge Fee	<ul style="list-style-type: none"> \$895
Transaction Fees	<ul style="list-style-type: none"> Unlimited free phone and internet transactions BPAY®
Account Keeping Fees	<ul style="list-style-type: none"> \$395 Annual Fee

Features

Statements	<ul style="list-style-type: none"> Half Yearly
Redraw Facility	<ul style="list-style-type: none"> From Offset
Account Access	<ul style="list-style-type: none"> Internet & Phone access

Repayments

Type	<ul style="list-style-type: none"> Principle & Interest OR Interest Only
Frequency	<ul style="list-style-type: none"> Weekly & Fortnightly, Monthly for Interest Only
Methods	<ul style="list-style-type: none"> Direct Debit - Repayment drawn from Offset Account

Additional Repayments

- Variable Rate - Extra repayment may be made at any time without penalty
- \$20,000 max allowable extra repayments per Anniversary Year on Fixed Rates in the offset account or directly paid into the loan account
- Fixed Term break cost upon request

ASCF Self-Managed Super-Fund

		ASCF SMSF 60% LVR Metro No LMI	ASCF SMSF 70% LVR Metro No LMI	ASCF SMSF 70% Extra Metro No LMI	ASCF SMSF 75% LVR Metro No LMI
The Basics	Loan Purpose	Purchase, Refinance* *By exception	Purchase, Refinance* *By exception	Purchase, Refinance* *By exception	Purchase, Refinance* *By exception
	Repayment Options	P & I Interest only add 1%	P & I Interest only add 1%	P & I Interest only add 1%	P & I Interest only add 1%
	Rate Options	4.99%	5.49%	6.19%	5.99%
	Loan Amount	\$750,000	\$750,000	\$750,000	\$750,000
Key Features	Liquidity	7.5%	7.5%	0%	7.5%
	Income	9.5% for PAYG; Self-Employed 2 years evidence required	9.5% for PAYG; Self-Employed 2 years evidence required	9.5% for PAYG; Self-Employed 2 years evidence required	9.5% for PAYG; Self-Employed 2 years evidence required
	Employment Type	PAYG, Self- Employed* *By exception	PAYG, Self- Employed* *By exception	PAYG, Self- Employed* *By exception	PAYG, Self- Employed* *By exception
	Criteria	Australian citizens living & working in Australia	Australian citizens living & working in Australia	Australian citizens living & working in Australia	Australian citizens living & working in Australia
	Minimum Fund Balance	\$120,000	\$120,000	\$0	\$120,000
Fees	Application Fee	\$570	\$570	1.25% of Loan Amount	\$570
	Establishment Fee	\$1,095	\$1,095	\$1,095	\$1,095
	Valuation Fee	\$250	\$250	\$250	\$250
	Post Approval	\$150 Loan Amendment Fee \$85 Solicitor Re-document Fee	\$150 Loan Amendment Fee \$85 Solicitor Re-document Fee	\$150 Loan Amendment Fee \$85 Solicitor Re-document Fee	\$150 Loan Amendment Fee \$85 Solicitor Re-document Fee
	Funder's Legal Fee	\$1,485	\$1,485	\$1,485	\$1,485
	Settlement Fee	\$450	\$450	\$450	\$450
	Annual Fee	\$395	\$395	\$395	\$395
	PAYG	2 computer generated pay slips plus Group certificate PLUS	2 computer generated pay slips plus Group certificate PLUS	2 computer generated pay slips plus Group certificate PLUS	2 computer generated pay slips plus Group certificate PLUS
		2 years contributions	2 years contributions	2 years contributions	2 years contributions
Self-Employed	2 years Tax returns PLUS	2 years Tax returns PLUS	2 years Tax returns PLUS	2 years Tax returns PLUS	
	2 years contributions	2 years contributions	2 years contributions	2 years contributions	
Property Size	Min 45sqm living area	Min 45sqm living area	Min 45sqm living area	Min 45sqm living area	
	Overall LVRs will be determined by the security location and type	Overall LVRs will be determined by the security location and type	Overall LVRs will be determined by the security location and type	Overall LVRs will be determined by the security location and type	
Postcodes	Check Platinum Mortgages for all acceptable Metro and Regional* Postcodes *If location is in a Regional area, please note LVR is limited to 60% and Interest rate is 6.89%.				