

PM 80+ (1ST) PRIVATE LOAN

The PM 80+ (1st) is a loan secured by a registered 1st mortgage on a property to max LVR of up to 80%

Who this loan is not for <i>Code* (NCCP) borrowers</i>	Loans that fall under the NCCP
This loan is for <i>Non-Code borrowers</i>	Corporate Trustee Directors, Pty Ltd Company Directors, ABN Holders that are GST registered and have business bank statements, Business Owners, the Self-employed, SMSF's
Processing time	Allow up-to 3 day for valuation, loan documentation and settlement processing
Interest rate range (%)	From <u>2</u> percent per calendar month to <u>5</u> percent per calendar month
Loan to value (LVR)	No max LVR but most are at or around 80%
Purpose of funds	Any permitted purpose
Property types	Residential, commercial, retail, vacant land, industrial, under construction
Locations acceptable	All Capital Cities, major coastal areas
Loan term	No minimum or maximum loan term
Loan amounts – min & max	No min or max amount
Lender type	Private lenders
Lender fee	From 2% + GST of loan amount – Minimum \$4,995
Broker fee	2% + GST of loan amount – Minimum \$2,995
Legal fee	\$2,450 + disbursements
Early repayment fee	\$0-750 payable to lender. Discharge of mortgage legal fee applies – allow \$3-400
Valuation fee	Borrower to pay for valuation at time of application upon request
Repayment type	Interest only – fixed repayments, capitalised for term of loan or prepaid
Valuations	Lender determines if valuation required
Repayment of loan (exit strategy)	Property sale, refinance, sale of asset/stock, working capital, inheritance, outstanding work/invoices, commissions due
Credit history	Ex Bankrupts ok, paid judgements and defaults ok, loan arrears ok, unpaid ATO ok
Financials	Not required – this includes personal, company & trust tax returns and business financials, ATO portal balances and Accountant letters
Council and Water Rates	Unpaid rates to be paid from equity or refinance settlement proceeds
End of term rollovers	Non-code loan 62-day rollovers have a 0.5-2% + GST of loan amount fee applicable

* NCCP (Code) is Consumers. Non-Code is Business Owners, Pty Ltd Company Owners, Corporate Trustees of Family Trusts, ABN Holders registered for GST with bank statements and Family Trusts