

Self-Managed Super Fund

The Basics

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|--------------------------------|---|
| 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 \$350 Valuation 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

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|-----------|---|
| 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 65% 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 | 5.09% | 5.59% | 6.29% | 6.09% |
| | 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 | \$350 | \$350 | \$350 | \$350 |
| | 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 Australian Secure Capital Fund 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 6.99%. | | | | |