

Rate Money SMSF Product Guide

SMSF	House Money	Think Money
Loan Purpose	Purchase or Refinance of Investment properties	Purchase or Refinance of Investment properties
Minimum Loan Size	\$50,000	\$100,000
Maximum Loan Size	\$750,00.00	\$1,500,000
Maximum LVR (incl fees)	70%	80%
Repayment Types	Principal & interest, Interest Only	Principal & interest, Interest Only
Credit History	Clear Credit - No Defaults	Clear Credit - No Defaults
Genuine Savings	Not Applicable	Not Applicable
Cash Out	Not Available	Not Available
Debt Consolidation	Mortgage Refinance Only (no other personal debt)	Mortgage Refinance Only (no other personal debt)
Income Documentation (Self-Employed)	Self-employed SMSF beneficiaries to provide statement from trustee verifying mandatory contributions for minimum of 2 years plus personal and business tax returns (Balance Sheet and P & L) for 2 years and SMSF bank statement showing receipt of contributions.	Self-employed SMSF beneficiaries to provide statement from trustee verifying mandatory contributions for minimum of 2 years plus personal and business tax returns mandatory contributions for minimum of 2 years plus personal and business tax returns (Balance Sheet and P & L) for 2 years and SMSF bank statement showing contributions.
Acceptable Securities	Properties more than 12 months old or existing residential securities in categories 1 and 2* with a maximum land size of 10 hectares.	As per acceptable security policy. One security per bare trust.
Servicing Requirements	Borrowing capacity test outside superannuation for reliance on additional contribution	Borrowing capacity test outside superannuation for reliance on additional contribution
Loan Term	Up to 30 years	Up to 30 Years
Repayment Options	Weekly, fortnightly, and monthly for Principal and Interest (applies to Fixed and Variable)	Weekly, fortnightly and monthly for Principal and Interest (applies to Fixed and Variable)
Redraw	Not available	Not available
Offset	100% offset available	Not available
Account Splits	Maximum of three splits.	Not available
Lump Sum Payments	Free additional payments are allowed. Unlimited for variable rates. Capped to \$20,000 per annum for fixed rates.	Yes up to \$50k per year, but not redrawable.
Fee Capitalisation	Available at any LVR	Not available
Transaction Facilities	Direct Debit, BPAY, Direct Salary Credit, Electronic Funds Transfer	Direct Debit, BPAY
Unacceptable Purposes	Vacant Land Construction. Cash Out. Owner-Occupied Properties. Off the Plan and/or new apartments within 12 months of the building completion	Off the plan purchases, cash out, vacant land, construction, owner occupied properties. Debt Consolidations
Other Features	10% liquidity of the loan amount required post settlement.	SMSF must have minimum net assets of \$250,000

Applications for credit are subject to credit approval criteria. Terms and conditions, and fees and charges apply. Refer to Product specifications for further information.