

COMMERCIAL LENDING

# Alternative Documentation Loan



**TPT**   
WEALTH

# TPT Wealth Alternative Documentation Loan

## Product Benefits:

- Flexible loan application and assessment process
- \$0 ongoing account fees
- Innovative & Flexible product
- Fee free redraw
- Flexible repayment options

## Why This Product?

A loan for the self-employed and small businesses who have difficulty providing the standard financial documentation but are able to provide alternative documents to verify their income.

## Key Features

<b>Loan amount - minimum</b>	\$250,000
<b>Loan amount - maximum</b>	<ul style="list-style-type: none"><li>• Residential security - up to \$2,000,000</li><li>• Commercial Security - up to \$4,000,000</li></ul>
<b>Loan term</b>	up to 25 years*
<b>Repayment options</b>	IO or P&I Repayments available. Repayments made quarterly
<b>LVR</b>	<ul style="list-style-type: none"><li>• Residential - up to 80% (75% IO)</li><li>• Commercial - up to 75% (70% IO)</li></ul>
<b>Documentation Required</b>	Servicing assessment based on a combination of documents to evidence capacity on historic business performance including: <ul style="list-style-type: none"><li>• 6 months BAS statements</li><li>• 6 months business account transaction statements.</li></ul>
<b>Loan Review</b>	Every 1-5 years depending on security type and total lending limits

## Flexibility

<b>Interest only</b>	Maximum 5 years^
<b>Split loan</b>	Yes
<b>Redraw facility</b>	Yes
<b>Offset account</b>	Not available
<b>Additional payments</b>	Yes, unlimited if variable interest rate
<b>Pre approvals</b>	Not available

## Financial Assessment

As part of the financial assessment, brokers are required to meet the below servicing ratios.

<b>Interest Cover Ratio (ICR)</b>	1.50 times or higher
<b>Debt Service Cover Ratio (DSCR)</b>	1.20times or higher

