

COMMERCIAL LENDING

Lease Documentation Loan



TPT 
WEALTH

TPT Wealth Lease Documentation Loan

Product Benefits:

- No financial assessment required for the owners and guarantors of the loan
- Great for borrowers with complex financials
- \$0 ongoing account fees
- Innovative & Flexible product
- Fee free redraw
- Flexible repayment options

Why This Product?

For the property investor purchasing a property where rental income covers the loan repayments.

Key Features

Loan amount - minimum	\$250,000
Loan amount - maximum	<ul style="list-style-type: none">• Residential security - up to \$2,000,000• Commercial Security - up to \$4,000,000
Loan term	up to 25 years*
Repayment options	IO or P&I Repayments available. Repayments made quarterly
LVR	<ul style="list-style-type: none">• Residential - up to 80%• Commercial - up to 75% (70% IO)
Documentation Required	Servicing assessment based on a combination of documents to evidence capacity to service the lending using the lease income from the security property
Loan Review	Every 1-5 years depending on security type and total lending limits

Flexibility

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

Financial Assessment

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

Interest Cover Ratio (ICR)	1.50 times or higher
Debt Service Cover Ratio (DSCR)	1.20 times or higher

