COMMERCIAL LENDING

Lite Documentation Loan

TPT WEALTH

TPT Wealth Lite Documentation Loan

Product Benefits:

- Simple loan application process
- Low level of financial documentation required
- $0 ongoing account fees
- Innovative & Flexible product
- Fee free redraw
- Flexible repayment options

Why This Product?

A loan requiring minimal income verification documentation for the time poor customers.

Key Features

Loan amount - minimum	$250,000
Loan amount - maximum	• Residential security - up to $1,000,000 • Commercial Security - up to $1,000,000
Loan term	up to 25 years*
Repayment options	IO or P&I Repayments available. Repayments made quarterly
LVR	• Residential - up to 70% (65% IO) • Commercial - up to 65% (55% IO)
Documentation Required	Servicing assessment based on customer declaration of income and expenses supported by their accountant
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)	1.75 times or higher
Debt Service Cover Ratio (DSCR)	1.50 times or higher

Call us on **1300 138 044** (9am - 5pm) Mon-Fri AEST
businesslending@tptwealth.com.au | **tptwealth.com.au/commercial-lending/**

* Loans are ongoing provided they are able to continue passing their loan reviews every 1-5 years. ^Interest only period can be extended past 5 years but lending is subject to a new loan application and credit assessment. ** ICR represents net income/interest expense (including proposed debt) at actual interest rates. DSCR represents net income/committed contractual loan payments (including P&I where loan contract converts to P&I) at a sensitised interest rate. All loans are subject to TPT Wealth's commercial lending credit approval criteria. Terms and conditions, including fees and charges apply. Government fees may also apply. Full details are available on application. We may vary any of the credit fees and charges or impose new credit fees and charges without your consent. TPT Wealth Limited ABN 97 009 475 629 AFSL Australian Credit Licence Number 234630. A wholly owned subsidiary of MyState Limited ABN 26 133 623 962.

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