

COMMERCIAL LENDING

# Self-Managed Super Fund Loan



**TPT**   
WEALTH

## TPT Wealth Lease Documentation Loan

### Product Benefits:

- Take control of your super and use our loan to build your property investment portfolio
- \$0 ongoing account fees
- Fee free redraw

### Why This Product?

A loan for Self Managed Super Funds (SMSF) to assist with the purchase or refinance of residential or commercial property.

### Key Features

<b>Loan amount - minimum</b>	\$250,000
<b>Loan amount - maximum</b>	\$2,000,000
<b>Loan term</b>	<ul style="list-style-type: none"><li>• Residential security - up to 25 years</li><li>• Commercial security - up to 15 years</li></ul>
<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%</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 to service the lending using the lease income from the security property and existing cash reserves
<b>Loan Review</b>	Every 1-5 years depending on security type and total lending limits

### Flexibility

<b>Interest only</b>	Up to 3 years
<b>Split loan</b>	Yes
<b>Redraw facility</b>	No
<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>	1.25times or higher
<b>Debt Service Cover Ratio (DSCR)</b>	1.00 times or higher

