

# Simple Property Loans

by Jadig



Current Fixed Rate	7.99% P.a.
Max LVR <sup>^</sup>	60% - Residential Apartment / Townhouse
Higher Fixed Rate	8.99% P.a.
Max LVR <sup>^</sup>	70% - Residential Apartment / Townhouse
Max loan amount	\$6 million per project
Max number of units	5
Establishment fee (including Brokerage)	1.50% + GST of the loan amount and 0.5% + GST brokerage (if applicable) (excl. Val & Legal fee)
Break fees and additional costs	NIL
Repayment type	Interest only (serviced monthly) or prepaid out of the loan amount
Borrower type	Australian registered companies and trusts with corporate trustees
Verification Required	Asset & Liability Statement, accountant's letter

Application Fee	A nominal, non-refundable fee of \$500 plus GST is payable on application for us to formally assess and look to obtain a credit approved Letter of Offer
Commitment amount	An amount of \$5,000 is requested upon issuance of the Letter of Offer. This amount is non-refundable and on account of our Establishment Fee and other out of pocket expenses.
Break Fee	No minimum terms or break fee, and that means no clawbacks
Ongoing Fee	Nil

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^All LVRs quoted are based on Inner Metro locations in Melbourne, Sydney and Brisbane. The final proposal will be dependent on the asset location, asset specifics, and the strength of the applicant.

^Multiple residential stock loans will not be cross collateralised, allowing the developer to realise their equity as the projects sell down.

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## **Additional Lending Policies**

### **Loan Rollovers and Extensions**

After the initial term, this product offers the option of a further term, subject to good payment history and credit approval. Rollover fee of 0.75% + GST inclusive of 0.25% + GST brokerage (if applicable) will apply to extensions. Valuation and legals at cost incurred.




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Simple Property Loans Pty Ltd ACN 661 500 518  
AFSL Authorised Representative No. 1252438

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