

Firstmac Residential SMSF

Purchase & Refinance

	SMSF 80 BROKER SPECIAL	SMSF 70	SMSF 80
Variable Rates	3.99%	4.75%	4.99%
Fixed Rates - 5 years	-	4.75%	4.99%
Maximum LVR	80%	70%	80%
Maximum Loan amount	\$1,000,000	\$1,500,000	\$1,000,000
Additional repayments	Yes, unlimited	Variable – Yes, unlimited Fixed – Max \$10,000 p.a.	Variable – Yes, unlimited Fixed – Max \$10,000 p.a.
Broker commission	0.60% + GST upfront 0.15% + GST trail Clawback: 100% within 12 months 50% within 18 months	0.60% + GST upfront 0.30% + GST trail Clawback: 100% within 12 months 50% within 18 months	0.60% + GST upfront 0.30% + GST trail Clawback: 100% within 12 months 50% within 18 months
Maximum Loan term	30 years		
Liquidity benchmark	5%		
Minimum Asset test	N/A		
Minimum Loan amount	\$50,000		
Security type	Standard residential as per Firstmac residential lending policy		
Serviceability	80% gross rental 100% of contributions 100% of additional voluntary contributions post tax* Deemed rate of 3%		
Repayment type	Principal & Interest		
SMSF Structure	Borrower will be the SMSF Trustee with property held on trust by a Corporate or Individual Property Trustee		
100% Offset / Redraw	No		
Legal advice	Purchase – Yes Refinance – No – previous copy		
Valuation fee	\$220 or at cost		
Lenders legal fee	Purchase - \$490 Refinance - \$0		
Annual / Monthly fee	\$0		
Application fee	Purchase - \$0 Refinance - \$0		
Settlement fee	\$0		
Discharge fee	\$300		

*where demonstrated consistent.

- All serviceability must be through the SMSF
- Loans to be supported by personal guarantee/s from the beneficiaries of the SMSF

SMSF Structure

