

Effective from 4th March 2024

Firstmac Residential SMSF

Purchase & Refinance

	SMSF 70	SMSF 80
Variable Rates	7.24%	7.74%
Fixed Rates - 2 years	-	7.29%
Fixed Rates - 3 years	-	7.24%
Fixed Rates - 5 years	-	7.44%
Max LVR	70%	80%
Max Loan amount	\$2,000,000	\$1,500,000
Additional repayments	Variable – Yes, unlimited Fixed – Max \$10,000 p.a.	
Max Loan term	30 years	
Liquidity benchmark	5%	
Min Asset test	N/A	
Min Loan amount	\$50,000	
Security type	Residential Only. Vacant land and Multiple dwellings on one title are not acceptable. Please refer to the SMSF section of the Firstmac Residential Lending Policy	
Serviceability	80% gross rental 100% of contributions 100% of additional voluntary contributions post tax* Deemed rate = Current RBA cash rate	
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	
Optional Rate Lock fee [†]	\$350	
Discharge fee	\$300	

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

SMSF Structure

