



Firstmac Residential SMSF

Purchase & Refinance

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

*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

