

Commercial Full Doc



Interest Rates

Thinktank.



Purpose	Commercial property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.
Loan Size	\$100K - \$4M based on location and LVR.
Maximum LVR	80% LVR.
Line of Credit	Add 0.30% to the applicable interest rate.
Serviceability	1.50:1 Interest Cover Ratio (ICR) at actual rate and 1.00:1 Debt Servicing Ratio (DSR).
Income Verification	2 years' tax returns and financial statements for all parties to the loan.
Establishment Fee*^	<p>Option 1: Establishment Fee 0.95% - No ongoing fees.</p> <p>Option 2: Establishment Fee 0.75% - Monthly account fee \$20 (\$10 per split loan) no GST.</p> <p>Minimum Establishment Fee: \$1,100 incl. GST.</p>
Zero Fee Option	<p>No valuation, legal, title insurance, establishment fee or settlement fees. Commitment Fee payable on approval - refunded at settlement. Minimum loan amount \$500,000.</p> <p>Borrower has the option of: adding 0.30% over 5 years to the applicable interest rate or adding 0.50% over 3 years (then reverts to current standard rate).</p>
Additional Fees*^	<p>Settlement Fee: \$450 GST free.</p> <p>Increases and Advance Fee: 0.50% on all amounts, including introducer commissions.</p> <p>Redraw Fee: \$25</p> <p>Early Repayment Fee: 3 month's interest calculated on the amount of principal repaid unless repayment is from the proceeds of sale of a security or from cash, in which case will be reduced to 1 month's interest on the amount principal repaid. Fixed rate loans may incur an additional cancellation charge on additional or early repayments.</p> <p>Valuation Fee: Payable upon invoice.</p>
Interest	Calculated daily, charged monthly by direct debit.
Term	<p>Up to 30 years (P&I) - Up to 5 years interest only (IO)+ (25yrs P&I).</p> <p>IO period may be extended for up to 1 year upon application by the borrower at the lenders discretion otherwise converts to P&I with no fee.</p>
Title Insurance^	Title insurance required on all loans. Please refer to Title Insurance Information sheet for further details & pricing.

Some specialised properties may incur interest rate loading.

* GST to be added to all fees and commission amounts except where otherwise stated.

^ The establishment fee and all borrowing costs including but not limited to the lender's settlement fee, valuation, professional legal fees, title insurance fee and disbursements are to be met by the borrower.



Purpose	Commercial property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.
Loan Size	\$100K - \$4M based on location and LVR.
Maximum LVR	80% LVR.
Line of Credit	Add 0.30% to the applicable interest rate.
Serviceability	1.75:1 Interest Cover Ratio (ICR) at actual rate for loans under ≤ \$2m, 2.00:1 for loans over \$2m and 1.00:1 Debt Servicing Ratio (DSR).
Income Verification	Statement of self-certified income supported by one of the following six options: (1) accountant's letter (2) last 2 x BAS statements (3) last 6 months trading bank account statements (4) 1 year tax return & NOA (5) 1 year financial statement (6) 1 year tax return & NOA plus 1 year financial statement (discount of 0.20% on the current rates applies to (6)).
Establishment Fee*^	Option 1: Establishment Fee 0.95% - No ongoing fees. Option 2: Establishment Fee 0.75% - Monthly account fee \$20 (\$10 per split loan) no GST. Minimum Establishment Fee: \$1,100 including GST.
Zero Fee Option	No valuation, legal, title insurance, establishment fee or settlement fees. Commitment Fee payable on approval - refunded at settlement. Minimum loan amount \$500,000. Borrower has the option of: adding 0.30% over 5 years to the applicable interest rate or adding 0.50% over 3 years (then reverts to current standard rate).
Additional Fees*^	Settlement Fee: \$450 no GST. Increases and Advance Fee: 0.50% on all amounts. Redraw Fee: \$25 Early Repayment Fee: 3 month's interest calculated on the amount of principal repaid unless repayment is from the proceeds of sale of a security or from cash, in which case will be reduced to 1 month's interest on the amount principal repaid. Fixed rate loans may incur an additional cancellation charge on additional or early repayments. Valuation Fee: Payable upon invoice.
Interest	Calculated daily, charged monthly by direct debit.
Term	Up to 30 years (P&I) - Up to 5 years interest only (IO)+ (25yrs P&I). IO period may be extended for up to 1 year upon application by the borrower at the lenders discretion otherwise converts to P&I with no fee.
Title Insurance^	Title insurance required on all loans. Please refer to Title Insurance Information sheet for further details & pricing.

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Commercial Quick Doc



Interest Rates

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Purpose	Commercial property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.
Loan Size	\$100K - \$2M based on location and LVR.
Maximum LVR	65% LVR.
Line of Credit	Add 0.30% to the applicable interest rate.
Serviceability	2.0:1 Interest Cover Ratio (ICR) and 1.00:1 Debt Servicing Ratio (DSR).
Income Verification	Self certified income.
Establishment Fee*^	Option 1: Establishment Fee 0.95% - No ongoing fees. Option 2: Establishment Fee 0.75% - Monthly account fee \$20 (\$10 per split loan) no GST. Minimum Establishment Fee: \$1,100 including GST.
Zero Fee Option	No valuation, legal, title insurance, establishment fee or settlement fees. Commitment Fee payable on approval - refunded at settlement. Minimum loan amount \$500,000. Borrower has the option of: adding 0.30% over 5 years to the applicable interest rate or adding 0.50% over 3 years (then reverts to current standard rate).
Additional Fees*^	Settlement Fee: \$450 no GST. Increases and Advance Fee: 0.50% on all amounts. Redraw Fee: \$25 Early Repayment Fee: 3 month's interest calculated on the amount of principal repaid unless repayment is from the proceeds of sale of a security or from cash, in which case will be reduced to 1 month's interest on the amount principal repaid. Fixed rate loans may incur an additional cancellation charge on additional or early repayments. Valuation Fee: Payable upon invoice.
Interest	Calculated daily, charged monthly by direct debit.
Term	Up to 30 years (P&I) - Up to 5 years interest only (IO)+ (25yrs P&I). IO period may be extended for up to 1 year upon application by the borrower at the lenders discretion otherwise converts to P&I with no fee.
Title Insurance^	Title insurance required on all loans. Please refer to Title Insurance Information sheet for further details & pricing.

Some specialised properties may incur interest rate loading.

* GST to be added to all fees and commission amounts except where otherwise stated.

^ The establishment fee and all borrowing costs including but not limited to the lender's settlement fee, valuation, professional legal fees, title insurance fee and disbursements are to be met by the borrower.

Commercial Max Full Doc



Interest Rates

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Purpose	Commercial property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.
Loan Size	\$4M - \$8M based on location and LVR.
Maximum LVR	70% LVR.
Line of Credit	Available up to \$1M as a split loan. Add 0.30% to the applicable interest rate.
Serviceability	1.50:1 Interest Cover Ratio (ICR) at actual rate and 1.00:1 Debt Servicing Ratio (DSR).
Income Verification	2 years' tax returns and financial statements for all parties to the loan.
Establishment Fee*^	<p>Option 1: Establishment Fee 0.95% - No ongoing fees.</p> <p>Option 2: Establishment Fee 0.75% - Monthly account fee \$20 (\$10 per split loan) no GST.</p> <p>Minimum Establishment Fee: \$1,100 incl. GST.</p>
Zero Fee Option	<p>No valuation, legal, title insurance, establishment fee or settlement fees. Commitment Fee payable on approval - refunded at settlement. Minimum loan amount \$500,000.</p> <p>Borrower has the option of: adding 0.30% over 5 years to the applicable interest rate or adding 0.50% over 3 years (then reverts to current standard rate).</p>
Additional Fees*^	<p>Settlement Fee: \$450 GST free.</p> <p>Increases and Advance Fee: 0.50% on all amounts.</p> <p>Redraw Fee: \$25</p> <p>Early Repayment Fee: 3 months interest calculated on the amount of principal repaid unless repayment is from the proceeds of sale of a security or from cash, in which case will be reduced to 1 month's interest on the amount principal repaid.</p> <p>Valuation Fee: Payable upon invoice.</p>
Interest	Calculated daily, charged monthly by direct debit.
Term	<p>Up to 25 years (P&I) - Up to 5 years interest only (IO)+ (20yrs P&I).</p> <p>IO period may be extended for up to 1 year upon application by the borrower at the lenders discretion otherwise converts to P&I with no fee.</p>
Title Insurance^	Title insurance required on all loans. Please refer to Title Insurance Information sheet for further details & pricing.

Some specialised properties may incur interest rate loading.

* GST to be added to all fees and commission amounts except where otherwise stated.

^ The establishment fee and all borrowing costs including but not limited to the lender's settlement fee, valuation, professional legal fees, title insurance fee and disbursements are to be met by the borrower.

Commercial Max Mid Doc



Interest Rates

Thinktank.

Purpose	Commercial property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.
Loan Size	\$2M - \$6M based on location and LVR.
Maximum LVR	70% LVR.
Line of Credit	Available up to \$1M as a split loan. Add 0.30% to the applicable interest rate.
Serviceability	2.00:1 Interest Cover Ratio (ICR) at actual rate and 1.00:1 Debt Servicing Ratio (DSR).
Income Verification	Statement of self-certified income supported by one of the following six options: (1) accountant's letter (2) last 2 x BAS statements (3) last 6 months trading bank account statements (4) 1 year tax return & NOA (5) 1 year financial statement. (6) 1 year tax return & NOA plus 1 year financial statement (discount of 0.20% on the current rates applies to (6)).
Establishment Fee^{*^}	Option 1: Establishment Fee 0.95% - No ongoing fees. Option 2: Establishment Fee 0.75% - Monthly account fee \$20 (\$10 per split loan) no GST. Minimum Establishment Fee: \$1,100 incl. GST.
Zero Fee Option	No valuation, legal, title insurance, establishment fee or settlement fees. Commitment Fee payable on approval - refunded at settlement. Minimum loan amount \$500,000. Borrower has the option of: adding 0.30% over 5 years to the applicable interest rate or adding 0.50% over 3 years (then reverts to current standard rate).
Additional Fees^{*^}	Settlement Fee: \$450 GST free. Increases and Advance Fee: 0.50% on all amounts. Redraw Fee: \$25 Early Repayment Fee: 3 month's interest calculated on the amount of principal repaid unless repayment is from the proceeds of sale of a security or from cash, in which case will be reduced to 1 month's interest on the amount principal repaid. Valuation Fee: Payable upon invoice.
Interest	Calculated daily, charged monthly by direct debit.
Term	Up to 25 years (P&I) - Up to 5 years interest only (IO)+ (20yrs P&I). IO period may be extended for up to 1 year upon application by the borrower at the lenders discretion otherwise converts to P&I with no fee.
Title Insurance[^]	Title insurance required on all loans. Please refer to Title Insurance Information sheet for further details & pricing.

Some specialised properties may incur interest rate loading.

* GST to be added to all fees and commission amounts except where otherwise stated.

^ The establishment fee and all borrowing costs including but not limited to the lender's settlement fee, valuation, professional legal fees, title insurance fee and disbursements are to be met by the borrower.

Commercial Lease Doc



Interest Rates

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Purpose	Commercial property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.
Loan Size	\$100K - \$2M based on location and LVR
Maximum LVR	70% LVR
Serviceability	Standard minimum Interest Cover is stand alone 1.5x at actual rate on 100% gross rental income. Stand alone servicing.
Income Verification	Fully executed lease in a registrable format with 24 months remaining at the time of settlement to an arms length tenant.
Establishment Fee*^	Option 1: Establishment Fee 0.95% - No ongoing fees. Option 2: Establishment Fee 0.75% - Monthly account fee \$20 (\$10 per split loan) no GST Minimum Establishment Fee: \$1,100 incl. GST.
Zero Fee Option	No valuation, legal, title insurance, establishment fee or settlement fees. Commitment Fee payable on approval - refunded at settlement. Minimum loan amount \$500,000. Borrower has the option of: adding 0.30% over 5 years to the applicable interest rate or adding 0.50% over 3 years (then reverts to current standard rate).
Additional Fees*^	Settlement Fee: \$450 no GST. Increases and Advance Fee: 0.50% on all amounts. Redraw Fee: \$25 Early Repayment Fee: 3 month's interest calculated on the amount of principal repaid unless repayment is from the proceeds of sale of a security or from cash, in which case will be reduced to 1 month's interest on the amount principal repaid. Fixed rate loans may incur an additional cancellation charge on additional or early repayments. Valuation Fee: Payable upon invoice.
Interest	Calculated daily, charged monthly by direct debit.
Term	Up to 25 years (P&I) - Up to 5 years interest only (IO)+ (20 years P&I). IO period may be extended for up to 1 year upon application by the borrower at the lenders discretion otherwise converts to P&I with no fee.
Title Insurance^	Title insurance required on all loans. Please refer to Title Insurance Information sheet for further details & pricing.
Things to know	Corporate and Trust borrowers only.

Some specialised properties may incur interest rate loading.

* GST to be added to all fees and commission amounts except where otherwise stated.

^ The establishment fee and all borrowing costs including but not limited to the lender's settlement fee, valuation, professional legal fees, title insurance fee and disbursements are to be met by the borrower.

Commercial Specialised Securities



Interest Rates

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Purpose	Commercial specialised property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.		
Purpose build & specialised security property loan limits	Max LVR	Max Loan	
Hostels & backpacker accommodation, child care centres & fast food franchises	70%	\$2M	
Car yards, function centres, hotels, pubs and motels	65%	\$2M	
Car washes	65%	\$1M	
Car parks	60%	\$1M	
Serviceability	1.50:1 Interest Cover Ratio (ICR) and 1.00:1 Debt Servicing Ratio (DSR).		
Income Verification	2 years tax returns and financial statements.		
Establishment Fee*^	Option 1: Establishment Fee 0.95% - No ongoing fees. Option 2: Establishment Fee 0.75% - Monthly account fee \$20 (\$10 per split loan) no GST Minimum Establishment Fee: \$1,100 incl. GST.		
Zero Fee Option	No valuation, legal, title insurance, establishment fee or settlement fees. Commitment Fee payable on approval - refunded at settlement. Borrower has the option of: adding 0.30% over 5 years to the applicable interest rate or adding 0.50% over 3 years (then reverts to current standard rate).		
Additional Fees*^	Settlement Fee: \$450 no GST. Increases and Advance Fee: 0.50% on all amounts. Redraw Fee: \$25. Early Repayment Fee: 3 month's interest calculated on the amount of principal repaid unless repayment is from the proceeds of sale of a security or from cash, in which case will be reduced to 1 month's interest on the amount principal repaid. Fixed rate loans may incur an additional cancellation charge on additional or early repayments. Valuation Fee: Payable upon invoice.		
Interest	Calculated daily, charged monthly by direct debit.		
Term	Up to 25 years (P&I) - Up to 5 years interest only (IO)+ (20 years P&I). IO period may be extended for up to 1 year upon application by the borrower at the lenders discretion otherwise converts to P&I with no fee.		
Title Insurance^	Title insurance required on all loans. Please refer to Title Insurance Information sheet for further details & pricing.		

Some specialised properties may incur interest rate loading.

* GST to be added to all fees and commission amounts except where otherwise stated.

^ The establishment fee and all borrowing costs including but not limited to the lender's settlement fee, valuation, professional legal fees, title insurance fee and disbursements are to be met by the borrower.

Commercial Line of Credit



Interest Rates

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Purpose	For borrowers seeking a flexible finance option up to 5 year term with no annual reviews or unused facility fees.		
Interest Rates#	+0.30% to the applicable rate.		
LOC Range	Income Verification	Max LVR	Term & Limits
Full Doc	2 years tax returns / financial statements	80%	Term up to 5 years revolving. Max borrowing \$6M / LOC portion \$1M
Mid Doc	Self-certified income supported by one option: (1) accountant's letter (2) last 2 x BAS stmts (3) last 6 mnths trading bank acct stmts (4) 1 yr tax return & NOA (5) 1 yr fin stmt (6) 1 yr tax return & NOA plus 1 yr fin stmt	80% 75%	Term up to 3 years revolving. Max borrowing \$2M / LOC portion \$1M Term up to 3 years revolving. Max borrowing \$2M - \$3M / LOC portion \$1M
Quick Doc	Income self certification	65%	Term up to 3 years revolving. Max borrowing \$2M/LOC portion \$1M
Serviceability	Full Doc 1.50:1 Interest Cover Ratio (ICR) at actual rate & 1.00:1 Debt Servicing Ratio (DSR). Mid Doc 1.75:1 ICR at actual rate for loans ≤\$2m, 2.00:1 for loans > \$2m & 1.00:1 DSR. Quick Doc 2.0:1 ICR and 1.00:1 DSR.		
Establishment Fee*^	Establishment Fee: 0.95% - No ongoing fees. Minimum Establishment Fee: \$1,100 incl. GST.		
Additional Fees*^	Settlement Fee: \$450 no GST. Increases and Advance Fee: 0.50% on all amounts. Early Termination Fee: Nil (may be payable on borrowings other than LOC). Withdrawals: First four per calendar month free then \$25 each request. Valuation Fee: Payable upon invoice.		
Interest	Calculated daily, charged monthly by direct debit.		
Title Insurance^	Title insurance required on all loans. Please refer to Title Insurance Information sheet for further details & pricing.		

Some specialised properties may incur interest rate loading.

* GST to be added to all fees and commission amounts except where otherwise stated.

^ The establishment fee and all borrowing costs including but not limited to the lender's settlement fee, valuation, professional legal fees, title insurance fee and disbursements are to be met by the borrower.

Commercial GST Loan



Interest Rates

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Purpose	Finance GST on property purchases. Can be added to any Commercial Full, Mid or Quick Doc loan product. Can be used in an SMSF transaction and structured as a separate LRBA.
Using a GST Loan	<p>A GST loan can be added to any Commercial Full, Mid or Quick Doc Thinktank loan product regardless of LVR. For example, it can increase a Full Doc loan ratio from the standard maximum 75% LVR to 85% for a short period of time until the BAS refund is received.</p> <p>A GST Loan can also be used in an SMSF transaction and structured as a separate LRBA (Limited Recourse Funding Arrangement). This negates the need for additional non concessional contributions being made to the SMSF.</p>
Max LVR	10% increase in LVR on Commercial loan product.
Loan Size	Minimum \$10,000 and maximum \$500,000.
Serviceability	Standard minimum Interest Cover Commercial Full Doc and Commercial SMSF is 1.50x. Increases to 1.75x for Mid Doc ≤\$2m, 2.00x >\$2m and 2.0x for Quick Doc loans.
Establishment Fee*^	Same as accompanying Commercial loan product.
Additional Fees*^	<p>Settlement Fee: \$450 on all loans GST free.</p> <p>No monthly, annual or early repayment fees. Settlement Fee of \$450 applies to all loans.</p>
Interest	Calculated daily, charged monthly by direct debit.
Term	Up to 6 months repaid via BAS refund Interest Only – Principal can be repaid at any time without penalty.
Title Insurance^	Title insurance required for accompanying Commercial loan product. Please refer to Title Insurance Information sheet for further details & pricing.
Things to know	<p>Availability of GST Loan is subject to the principal/accompanying commercial loan being with Thinktank.</p> <p>Interest rates may vary according to the outcome of individual risk assessment. The above interest rate is indicative and subject to change without notice.</p>

Some specialised properties may incur interest rate loading.

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