

SMSF Commercial




Interest rates

Purpose	SMSF loans made simple, for office, retail, industrial properties, and boarding houses. Mixed Residential and Business Real Property properties accepted.
Loan Size	\$100K - \$8M based on location and LVR.
Maximum LVR	80% LVR (75% LVR for interest only).
Serviceability	1.50:1 Interest Cover Ratio (ICR) minimum (SMSF income + net rent + contributions) and 1.00:1 Debt Servicing Ratio (DSR). Open to PAYG and self employed investors and projected contributions (concessional and non concessional).
Fund Requirements	No liquidity or net asset requirement for loans up to \$4M No liquidity requirement and \$250,000 net asset requirement for loans from \$4M to \$8M One or more SMSF members in accumulation phase for all loans up to \$8M
Income Verification	Differing verification documents may be required depending on historical or projected contributions.
Establishment Fee*	Establishment Fee: 0.95% (GST exclusive). Settlement Fee: \$450 (GST free) payable on settlement
Additional Fees*^	No ongoing fees or regular property revaluations. 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
Interest	Calculated daily, charged monthly by direct debit.
Term	15 - 30 years (P&I) - up to 5 years (IO) + 25yrs (P&I). Up to 25 years (P&I) - up to 5 years (IO) + 20 yrs (P&I) for loans from \$4M to \$8M 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.
Important Message	Make sure your client engages qualified professionals from the start of the transaction to prevent costly mistakes and delays. Setting up a SMSF and borrowing through it is complex, with the potential for serious administrative penalties if requirements aren't followed correctly. Borrowers should obtain advice particular to their circumstances from appropriate legal, financial planning and accounting experts.
SMSF Essentials	We strongly recommend you refer to the Thinktank SMSF Commercial Loan Essentials Guide to best manage an SMSF loan.
Things to know	Refer to SMSF Loan Submission Checklist for all required supporting document information.

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

SMSF Residential

Thinktank.



Interest rates

Purpose	SMSF loans made simple for houses and apartments.	
Loan Size	Up to \$5M.	
Maximum LVR	Up to 80% LVR on houses and 75% LVR on apartments for capital cities and major metro areas.	
Security Property	<p>Maximum loan for houses and apartments is \$5M in major capital cities and major metro areas. Minimum security property value \$200,000.</p> <p>Inner city or high rise (>10 storeys) apartments acceptable, visit website for postcodes, loan amount and LVR.</p> <p>Off the plan purchase acceptable for loan amounts up to \$1.5M</p>	
Serviceability	<p>1.50:1 Interest Cover Ratio (ICR) minimum (SMSF income + net rent + contributions) and 1.00:1 Debt Servicing Ratio (DSR).</p> <p>Open to PAYG or self employed investors and projected contributions (concessional and non concessional).</p>	
Fund Requirements	<p>No liquidity or net asset requirement.</p> <p>One or more SMSF members in accumulation phase.</p>	
Verification of income	Differing verification documents may be required depending on historical or projected contributions.	
Establishment	Loan amounts up to \$1.5M	\$1.5 - \$5M
Fees*	<p>Establishment Fee: \$650 + GST. Includes: standard legal fee.</p> <p>Valuation Fee: \$350 + GST payable at settlement.</p> <p>Settlement Fee: \$450 (GST free) – separate to Establishment Fee, payable on settlement.</p>	<p>Establishment Fee: 1.25% includes GST and standard legal fee</p> <p>Settlement Fee: \$2,000 (GST free) – separate to Establishment Fee, payable on settlement and includes valuation fee</p>
Additional Fees*	<p>No ongoing fees or regular property revaluations. Note: Any additional Finance Partner or Arranger fees charged directly or under mandate to the borrower must be disclosed in advance of the Letter of Offer being issued.</p> <p>Early Repayment Fee for loan amounts up to \$1.5M: 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>	
Interest	Calculated daily, charged monthly by direct debit.	
Term	<p>15 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>	
Important Message	<p>Make sure your client engages qualified professionals from the start of the transaction to prevent costly mistakes and delays. Setting up a SMSF and borrowing through it is complex, with the potential for serious administrative penalties if requirements aren't followed correctly. Borrowers should obtain advice particular to their circumstances from appropriate legal, financial planning and accounting experts.</p>	
SMSF Essentials	We strongly recommend you refer to the Thinktank SMSF Residential Loan Essentials Guide to best manage an SMSF loan.	
Things to know	Refer to SMSF Loan Submission Checklist for all required supporting document information.	

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.

SMSF Interest Rates

Effective 18 September 2024



Commercial		For securities located in populated areas greater than 50,000					
\$100K - \$4M	≤ 50%	≤ 60%	≤ 65%	≤ 70%	≤ 75%	≤ 80%	
\$100K - ≤ \$2M	7.94%	8.09%	8.19%	8.34%	8.49%	8.93%	
\$2M - ≤ \$3M	7.94%	8.09%	8.19%	8.34%	8.49%		
\$3M - ≤ \$4M	7.94%	8.09%	8.19%	8.34%			
		For securities located in populated areas > 20,000 and < 50,000					
\$100K - ≤ \$2M	8.14%	8.29%	8.39%	8.54%	8.69%		
\$2M - ≤ \$3M	8.14%	8.29%	8.39%	8.54%			

Maximum LVR is reduced by 5% for IO populated arrears >50,000 and reduced by 10% for >20,000 & <50,000

Commercial		LVR and rates for securities in metro areas					
\$4M - \$8M	50%	55%	60%	65%	70%	75%	80%
\$4M - ≤ \$5M	8.19%	8.34%	8.34%	8.44%	8.59%		
\$5M - ≤ \$7M	8.19%	8.34%	8.34%				
\$7M - ≤ \$8M	8.19%	8.34%					
		For securities located in populated areas greater than 50,000					
\$4M - ≤ \$5M	8.19%	8.34%	8.34%				

Interest Rate Loading +0.10% for IO

Residential							
Principal & Interest	50%	60%	65%	70%	75%	80%	
Amounts up to \$1.5M	7.24%	7.24%	7.34%	7.34%	7.64%	7.64%	
\$1.5M - \$5M	7.84%	7.84%	7.94%	7.94%	8.24%	NA	

Maximum LVR is reduced by 5% for IO for loan amounts up to \$1.5M
Residential interest rate loading for IO +0.25%

Things you should know:

- Interest rate, loan amount and LVR may vary by security location – use our postcode calculator for detailed information.
- Interest rates are indicative and subject to change without notice.



[SMSF Product Information Sheets](#)