

Thinktank..

Products & Rates



Commercial

Full Doc, Mid Doc,
Quick Doc & Lease Doc

[Find out more](#)



Residential

Full Doc & Mid Doc

[Find out more](#)



SMSF

Full Doc & Mid Doc |
Commercial or Residential

[Find out more](#)



Private

Mid Doc & Quick Doc |
Private or Residual Stock

[Find out more](#)

Specialised Securities, Line of Credit and GST Loans also available > [find out more](#)



Into people. Not just transactions.

Our dedicated Relationship Manager team are here to provide you with valuable support at every step of the way, from initial workshops through to settlement.

[Contact the team](#)

Commercial



Purpose

Commercial property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.

Up To 80% LVR

Full Doc, Mid Doc & Quick Doc

Up To 30 Years P&I / 5 Years IO

\$100K – \$10M

Owner Occupied or Investment

No Ongoing Monthly Fees

Doc	Full Doc	Mid Doc	Quick Doc	Full Doc Max	Mid Doc Max
Loan Size	\$100K – \$4M	\$100K – \$4M	\$100K – \$4M	\$4M – \$10M	\$4M – \$10M
Maximum LVR	80%	80%	65%	70%	70%
Term	15–30 years	15–30 years	15–30 years	15–30 years	15–30 years
LOC – \$1M (0.30% loading)	5 years	3 years	3 years	5 years	3 years
Servicing	1.50:1 ICR 1:1 DSR (stressed)	1.75:1 ICR 1:1 DSR (stressed)	2.00:1 ICR 1:1 DSR (stressed)	1.50:1 ICR 1:1 DSR (stressed)	1.75:1 ICR 1:1 DSR (stressed)

Income Verification

Full Doc	2 years' tax returns and financial statements for all parties to the loan
Mid Doc	Self-certified income supported by one of the following five options: <ol style="list-style-type: none"> 1. Accountant's letter 2. Last 2x BAS statements 3. Last 6 months trading bank accounts 4. 1 year tax return + NOA 5. 1 year financial statement
Quick Doc	Self-certified income

Establishment Fee*

Option 1	Establishment Fee 0.95% + GST
Option 2	Establishment Fee 1.50% + GST (no Early Repayment Fee)
Minimum Estab Fee	\$1,100 including GST

Additional Fees*

Legal Fee	Greater of \$1,000 or 0.10% of loan limit, plus disbursements
Valuation Fee	At cost – payable upon invoice
Title Insurance	At cost – payable upon invoice if applicable (required for loans over \$4m or over 65% LVR)
Settlement Fee	\$495 (GST free) payable at settlement
Loan Increase Fee	Same as Establishment Fee, Min \$1,100 inc GST
Redraw	\$25
Discharge Fee	\$950 (GST free) + legal fees
Early Repayment	3 months' interest on principal repaid within 3 years of loan settlement (1 month's interest charged if principal repaid is from proceeds of a sale of security or from cash) Fixed rate loans may incur an additional cancellation charge

Interest & Repayment Options

Interest	Calculated daily, charged monthly by direct debit
Interest Only	≤ 5 years IO for OO and Inv An application may be submitted to extend IO for up to 1 year at the lender's discretion
Offset/Redraw Facility	Make additional payments to reduce interest

Some specialised properties may incur interest rate loading. | * GST to be added to all fees and commission amounts except where otherwise stated. | LOC incurs 0.30% loading.

Commercial



Interest Rates

Use our [online postcode calculator](#) to check LVRs and loan sizes.

Effective 11 May 2026

\$100K – \$10M

Full Doc, Mid Doc & Quick Doc

Owner Occupied or Investment

Full Doc**

LVR	50%	60%	65%	70%	75%	80%
securities in areas with populations > 50,000						
\$100K – ≤ \$3M	8.04%	8.04%	8.14%	8.44%	8.64%	8.94%
\$3M – ≤ \$4M	8.04%	8.04%	8.14%	8.44%	-	-
Vacant land in areas with population > 50,000						
\$100K – ≤ \$2M	9.04%	9.04%	9.14%	-	-	-
securities in areas with populations > 20,000 and < 50,000						
\$100K – ≤ \$3M	8.25%	8.25%	8.34%	8.64%	8.84%	-

Full Doc Max*

LVR	50%	55%	60%	65%	70%	75%	80%
securities in metro areas							
\$4M – ≤ \$7M	8.04% [^]	8.04% [^]	8.04% [^]	8.14% [^]	8.44%	-	-
\$7M – ≤ \$10M	8.04%	8.04%	8.04%	8.14%	-	-	-
[^] also applicable to securities in areas with populations > 50,000 outside of metro up to \$5M							

Mid Doc**

LVR	50%	60%	65%	70%	75%	80%
securities in areas with populations > 50,000						
\$100K – ≤ \$3M	8.59%	8.59%	8.69%	8.74%	9.04%	9.74%
\$3M – ≤ \$4M	8.59%	8.59%	8.69%	8.74%	-	-
Vacant land in areas with population > 50,000						
\$100K – ≤ 2M	9.59%	9.59%	9.69%	-	-	-
securities in areas with populations > 20,000 and < 50,000						
\$100K – ≤ \$3M	8.79%	8.79%	8.89%	8.94%	9.24%	-

Mid Doc Max*

LVR	50%	60%	65%	70%	75%	80%
securities in Metro locations						
\$4M – ≤ \$7M	8.59%	8.59%	8.69%	8.74%	-	-
\$7M – ≤ 10M	8.59%	8.59%	8.69%	8.74%	-	-
securities in areas with populations > 50,000 outside Metro areas						
\$4M – ≤ \$5M	8.59%	8.59%	8.69%	-	-	-

Quick Doc**

LVR	50%	60%	65%	70%	75%	80%
securities in areas with populations > 50,000						
\$100K – ≤ \$4M	8.99%	9.19%	9.49%	-	-	-
securities in areas with populations > 20,000 and < 50,000						
\$100K – ≤ \$3M	8.99%	9.19%	9.49%	-	-	-

*Commercial Reference Rate (30 Day) 6.99% as Base Rate. | **Commercial Bill Reference Rate (30 Day) 6.99% as Base Rate. | The above interest rates are indicative and subject to change without notice. Please refer to our website for the most up to date rate and product information.

Commercial Lease Doc



Purpose

Commercial property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.

Up to 70% LVR

Lease Doc

Up To 25 Years P&I / 5 Years IO

\$100K – \$4M

Investment

No Ongoing Monthly Fees

Interest Rates**

LVR	50%	60%	65%	70%	75%	80%
rates for securities located in areas with populations > 50,000						
\$100K – \$4M	8.10%	8.35%	8.60%	8.60%	-	-
rates for securities located in areas with populations > 20,000 and <50,000						
\$100K – \$3M	8.30%	8.55%	8.80%	8.80%	-	-

Loan Size	\$100K- \$4M based on location and LVR
Maximum LVR	70%
Serviceability	Standard minimum ICR is stand-alone 1.25x at actual rate on net rental income Stand-alone servicing
Income Verification	Fully executed lease in registrable format with 24 months remaining at the time of settlement to an arm's length tenant

Establishment Fee*^

Option 1	Establishment Fee 0.95% + GST
Option 2	Establishment Fee 1.50% + GST (no Early Repayment Fee)
Minimum Estab Fee	\$1,100 including GST

Additional Fees*

Legal Fee	Greater of \$1,000 or 0.10% of loan limit, plus disbursements
Valuation Fee	At cost – payable upon invoice
Title Insurance	At cost. Payable upon invoice if applicable (required for loans over \$4m or over 65% LVR)
Settlement Fee	\$495 (GST free) payable at settlement
Loan Increase Fee	Same as Establishment Fee, Min \$1,100 inc GST
Redraw	\$25
Discharge Fee	\$950 (GST free) + legal fees
Early Repayment	3 months' interest on principal repaid within 3 years of loan settlement (1 month's interest charged if principal repaid is from proceeds of a sale of security or from cash) Fixed rate loans may incur an additional cancellation charge

Interest & Repayments

Interest	Calculated daily, charged monthly by direct debit
Term	15 to 25 years P&I – up to 5 years IO for OO and Inv
Offset/Redraw Facility	Make additional payments to reduce interest

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 Bill Reference Rate (30 Day) 6.99% | All rates are indicative and subject to change without notice. Please refer to our website for up-to-date rate and product information.

Residential

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Purpose

Residential property or vacant land acquisition, refinance or equity release for personal, business or investment purposes.

Up To 80% LVR

Full Doc & Mid Doc

Up To 30 Years P&I / 5 Years IO

\$100K – \$5M

Owner Occupied & Investment

No Ongoing Monthly Fees

Borrowers	Individual, partnership, company and trust borrowers
Servicing	Net Servicing Ratio (NSR) >1.01x stressed at greater of loan rate +2.0% & 7.00% P&I
Security Property	Minimum security property value \$200,000. Off the plan purchases in buildings less than or equal to 10 levels are acceptable for loan amounts up to \$3.5M. Flexible options accepting securities in country areas (<10,000 population), refer to Postcode Calculator on website.
Responsible Lending	Thinktank is required to make all reasonable enquiries of the applicants to ensure responsible lending standards are adhered to and the loan product is suitable

Income Verification

Full Doc	PAYG
	1. 2x payslips ≤ 6 weeks old Self-employed
Mid Doc	1. Minimum 2 years' self-employed, last 2x years' company/business/financial statements + tax returns + individual tax returns 2. Investment – copies of leases, confirmation of rental income required.
	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)

Fees*^ (No Monthly, Annual or Other Recurring Fees)

Loan Amounts**	≤ \$3.5M up to 65% LVR, or ≤ 3M up to 80% LVR	> \$3.5M all LVR, or > 3M ≤ 3.5M and over 65% LVR
Establishment Fee	\$650 + GST (includes standard legal fee)* for residential property 1.00% inclusive of GST for vacant land	0.50% (includes GST and standard legal fees)*
Valuation Fee	\$350 + GST at settlement	Included in Settlement Fee
Settlement Fee	\$495 (GST free) payable at settlement Separate to Establishment Fee	\$2000 (GST free) payable at settlement Separate to Establishment Fee
Redraw	Up to 2 per calendar month fee-free, \$25 per redraw thereafter	
Discharge Fee	\$495 (GST free) + legal fees	

Interest & Repayments

Interest	Calculated daily, charged monthly by direct debit
Term	15 to 30 years (P&I) – up to 5 years interest only (IO) for owner occupied and investment IO period may be extended for up to 1 year upon application by the borrower at the lender's discretion.
Offset/Redraw Facility	Make additional payments to reduce interest
Additional Repayments	Additional repayments are permitted at any time on variable rate loans

*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, and disbursements are to be met by the borrower. | **Interest rates and fees may differ depending on location.

Residential



Interest Rates

Use our [online postcode calculator](#) to check LVRs and loan sizes.

Effective 11 May 2026

Full Doc & Mid Doc

\$100K – \$5M

Owner Occupied and Investment

Full Doc**

LVR	50%		60%		65%		70%		75%		80%	
	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate
Residential Property loadings: interest only +0.20% and investment +0.10%												
\$100K – ≤ \$3M	6.78%	(6.89%)	6.78%	(6.89%)	6.78%	(6.89%)	6.78%	(6.89%)	6.98%	(7.10%)	6.98%	(7.10%)
\$3M – ≤ \$3.5M	6.78%	(6.89%)	6.78%	(6.89%)	6.78%	(6.89%)	7.99%	(8.22%)	7.99%	(8.22%)	-	-
\$3.5M – ≤ \$5M	7.59%	(7.82%)	7.59%	(7.82%)	7.59%	(7.82%)	7.99%	(8.22%)	7.99%	(8.22%)	-	-
Owner Occupied Vacant Land												
\$100K – ≤ \$2M	7.69%	(7.87%)	7.69%	(7.87%)	7.69%	(7.87%)	7.94%	(8.13%)	7.94%	(8.13%)	-	-
Investment Vacant Land												
\$100K – ≤ \$2M	8.09%	(8.28%)	8.09%	(8.28%)	8.09%	(8.28%)	8.34%	(8.53%)	8.34%	(8.53%)	-	-

Mid Doc**

LVR	50%		60%		65%		70%		75%		80%	
	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate	Interest Rate	Comparison Rate
Residential Property *loadings not applicable on marked rates												
\$100K – ≤ \$3M	6.98%	(7.10%)	7.03%	(7.15%)	7.03%	(7.15%)	7.03%	(7.15%)	7.18%	(7.30%)	7.18%	(7.30%)
\$3M – ≤ \$3.5M	6.98%	(7.10%)	7.03%	(7.15%)	7.03%	(7.15%)	8.24%*	(8.47%)	8.24%*	(8.47%)	-	-
\$3.5M – ≤ \$5M	7.74%*	(7.97%)	7.74%*	(7.97%)	7.74%*	(7.97%)	8.24%*	(8.47%)	8.24%*	(8.47%)	-	-
Owner Occupied Vacant Land												
\$100K – ≤ \$2M	7.99%	(8.18%)	7.99%	(8.18%)	7.99%	(8.18%)	8.24%	(8.47%)	8.24%	(8.47%)	-	-
Investment Vacant Land												
\$100K – ≤ \$2M	8.39%	(8.58%)	8.39%	(8.58%)	8.39%	(8.58%)	8.64%	(8.83%)	8.64%	(8.83%)	-	-

Mid Doc Discounts

Rate Discount	-0.20% when providing 1 year tax return & NOA plus 1 year financial statement as income verification
Mid Doc Loadings (residential property securities)	+0.30% loading for Interest Only Investment loan +0.20% loading for Interest Only Owner Occupied loan +0.20% loading for Investment loan Principal and Interest loan

Maximum LVR & Loan Amount by Location

LVR	65%	70%	75%	80%	65%	70%	75%
Loan Amounts^	\$100K to ≤ \$3.5M				> \$3.5M to \$5M		
Syd / Melb / Bris	\$3.5M	\$3M	\$3M	\$3M	\$5M	\$5M	\$5M
Other Metro	\$3.5M	\$3M	\$3M	\$3M	\$4M	\$4M	\$3M
Regional	\$2M	\$2M	\$1.5M	\$1M	\$3M	\$3M	-
Country	\$1M	\$1M	-	-	-	-	-
Metro inner city apartments / high density	\$1.5M	\$1.5M	\$1.5M	\$1.5M	-	-	-

^Vacant land \$2M at 75% LVR for Metro locations, \$1M at 75% for regional locations. | **Customer base rate Standard Residential Rate (SRR) 8.34%. | Comparison rate calculated on a \$150,000 loan amount amortised over a 25-year term. WARNING: This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as Redraw Fees or Early Repayment Fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan. | Owner Occupied rates are only available to individual borrowers. Partnership, Trusts, and Company Borrowers attract the Investment rate irrespective of the property ownership. | The above interest rates are indicative and subject to change without notice. Please refer to our website for the most up to date rate and product information.

Commercial SMSF



Purpose

SMSF loans for office, retail, industrial properties, and boarding houses. Mixed Residential and Business Real Property properties accepted.

Up To 80% LVR

Income Verification Varies

Up To 30 Years P&I / 5 Years IO

\$100K – \$10M

New or Established SMSFs

Owner Occupied or Investment

Loan Size	\$100K – \$10M based on location and LVR
Serviceability	1.50:1 ICR minimum (SMSF income + net rent + contributions) and 1.00:1 DSR
Fund Only Servicing	Open to PAYG and self-employed investors only using SMSF income + net rent + contributions (concessional and non-concessional) 2 years individual tax returns for the SMSF members + 2 years financial statements and tax returns for the SMSF (if an existing fund) + commercial lease if investment.
Group Servicing Options	Where Group Servicing is required, Full Doc and Mid Doc income verification are acceptable from the self-employed member or guarantor. <ul style="list-style-type: none"> Full Doc – 2 years' tax returns and financial statements for all parties to the loan Mid Doc – Self certified income supported by one of the following five options: <ol style="list-style-type: none"> Accountant's letter Last 2x BAS statements Last 6 months trading bank accounts 1 year tax return + NOA 1 year financial statement
Fund Requirements	No liquidity or net asset requirement 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.

Fees*^

Establishment Fee	Option 1: 0.95% + GST 1.10% + GST where Mid Doc Group Servicing is applied Option 2: 1.50% + GST (no Early Repayment Fee)
Settlement Fee	\$495 (GST free) payable at settlement
Legal Fee	At cost – payable upon invoice
Valuation Fee	At cost – payable upon invoice
Title Insurance	Title insurance required for loans over \$4m or over 65% LVR – refer to Title Insurance Information sheet for further details & pricing
Early Repayment	3 months' interest calculated on the amount of principal repaid within 3 years from settlement, 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.
Discharge Fee	\$950 (GST free) + legal fees

Interest & Term

Interest#	Calculated daily, charged monthly by direct debit
Term	15 to 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 lender's discretion.

Important Information

Key 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.
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.

Residential SMSF



Purpose

SMSF loans made simple for investing in houses and apartments.

Up To 80% LVR

Income Verification Varies

Up To 30 Years P&I / 5 Years IO

Up to \$5M

New or Established SMSFs

No Ongoing Monthly Fees

LVR	Up to 80% LVR on houses and apartments
Security Property	Maximum loan for houses and apartments is \$5M in major capital cities and major metro areas. Minimum security property value \$200,000. Off the plan purchases in buildings less than or equal to 10 levels are acceptable for loan amounts up to \$3.5M.
Serviceability	1.50:1 ICR minimum (SMSF income + net rent + contributions) and 1.00:1 DSR
Fund Only Servicing	Open to PAYG and self-employed investors only using SMSF income + net rent + contributions (concessional and non-concessional) 2 years individual tax returns for the SMSF members + 2 years financial statements and tax returns for the SMSF (if an existing fund)
Group Servicing Options	Where Group Servicing is required, Full Doc and Mid Doc income verification are acceptable from the self-employed member or guarantor. <ul style="list-style-type: none"> Full Doc - 2 years' tax returns and financial statements for all parties to the loan Mid Doc - Self certified income supported by one of the following five options: <ol style="list-style-type: none"> Accountant's letter Last 2x BAS statements Last 6 months trading bank accounts 1 year tax return + NOA 1 year financial statement
Fund Requirements	No liquidity or net asset requirement One or more SMSF members in accumulation phase
Income Verification	Differing verification documents may be required depending on historical or projected contributions.

Fees*^

Loan Amounts**	≤ \$3.5M up to 65% LVR, or ≤ 3M up to 80% LVR	> \$3.5M all LVR, or > 3M ≤ 3.5M and over 65% LVR
Establishment Fee	\$650 + GST (includes standard legal fee)	1.25% includes GST and standard legal fee
Valuation Fee	\$350 + GST payable at settlement	Included in Settlement Fee
Settlement Fee	\$495 (GST free) payable at settlement Separate to Establishment Fee	\$2,000 (GST free) payable at settlement Separate to Establishment Fee, includes Valuation Fee
Early Repayment	For loans up to \$3.5M: 3 months' interest calculated on the amount of principal repaid within 3 years from settlement, 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	
Discharge Fee	\$950 (GST free) + legal fees	

Interest & Term

Interest#	Calculated daily, charged monthly by direct debit
Term	15 to 30 years P&I - up to 5 years IO + 25yrs P&I IO period may be extended for up to 1 year upon application by the borrower at the lender's discretion.

Important Information

Key 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.
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. | **Interest rates and fees may differ depending on location.

Interest Rates

Use our [online postcode calculator](#) to check LVRs and loan sizes.

Effective 11 May 2026

Income Verification Varies

\$100K - \$10M

New or Established SMSFs

Commercial: \$100K - \$4M

LVR	50%	60%	65%	70%	75%	80%
securities in areas with populations > 50,000						
\$100K - ≤ \$2M	7.74%	7.74%	7.84%	7.84%	7.94%	8.03%
\$2M - ≤ \$3M	7.74%	7.74%	7.84%	7.84%	7.94%	8.03%
\$3M - ≤ \$4M	7.74%	7.74%	7.84%	7.84%	-	-
securities in areas with populations > 20,000 and < 50,000						
\$100K - ≤ \$2M	7.94%	7.94%	8.04%	8.04%	8.14%	-
\$2M - ≤ \$3M	7.94%	7.94%	8.04%	8.04%	-	-

Commercial: \$4M - \$10M

LVR	50%	55%	60%	65%	70%	75%
securities in metro areas						
\$4M - ≤ \$7M	7.94%	7.94%	7.94%	8.04%	8.04%	-
\$7M - ≤ \$10M	7.94%	7.94%	7.94%	8.04%	-	-
securities located in areas with populations > 50,000						
\$4M - ≤ \$5M	7.94%	7.94%	7.94%	8.04%	-	-

Residential

LVR	50%	60%	65%	70%	75%	80%
Up to ≤ \$3M	7.19%	7.19%	7.34%	7.34%	7.49%	7.49%
\$3M - ≤ \$3.5M	7.19%	7.19%	7.34%	7.94%	8.09%	-
\$3.5M - ≤ \$5M	7.79%	7.79%	7.94%	7.94%	8.09%	-

Interest Only Loading

Commercial IO	Interest rate loading +0.10%
Residential IO	Interest rate loading +0.25%

The above interest rates are indicative and subject to change without notice.

Private Lending

Thinktank.

Product Information

Residential, commercial property, or vacant land secured lending. Individuals, company, partnerships or trusts.

Up To 75% LVR

Up to 3 Years IO or 1 Year Streamlined

Mid Doc, Quick Doc & Streamlined

Up to \$7.5M

Resi, Commercial or Vacant Land

No Ongoing Monthly Fees

Purpose

Loan Type	Private Loan	Residual Stock Loan
Purpose	Residential or commercial property secured lending for various purposes including, commercial or residential property acquisition, refinance or equity release for non-personal use, working capital or business expansion	Residential or commercial property secured lending for residual stock financing for property developers
Security	Flexible security requirements, standard residential, commercial, specialised securities, vacant land, high-rise and inner-city apartments acceptable, contact our team for more details	<ul style="list-style-type: none"> - For developments over 5 units, no more than 50% retained - Max 10 units per complex owned by borrower / related parties - Total complex size less than 100 units - In one line valuation for more than 4 properties
Broker Commission	Upfront: 0.60% + GST with flexibility up to 2.0% to be included in the Establishment Fee (e.g. Lender Estab Fee 0.65% + broker up front 2.0% = 2.65%) No trail commission for private loans and residual stock loans	
Loan Size	Up to \$7.5M based on location and LVR	

Fees*^

Establishment Fee	1.25% + GST (0.65% Thinktank & 0.60% broker upfront) + GST
Valuation Fee	Variable at cost payable upon invoice
Settlement Fee	\$495 (GST free) payable at settlement
Discharge Fee	\$1,000 (GST free)
Legal Fee	Variable at cost
Loan Increase Fee	Same as Establishment Fee, Min \$1,100 inc GST
Early Repayment	Nil

Interest & Term

Interest	Calculated daily, charged monthly by direct debit for Interest Only loans
Term	Up to 3 years interest only with principal paid at maturity Up to 1 year Interest Prepaid or Interest Capitalised (no income verification required, no minimum ICR applicable for this option)
Offset/Redraw Facility	Make additional payments to reduce interest for Interest Only loans

Mid Doc

Maximum LVR	75%
Serviceability	1.25:1 Interest Cover Ratio (ICR) at actual rate for Interest Only/serviced loan
Income Verification	Exit strategy and self-certified income supported by one of the following five options: 1. Accountant's letter 2. Last 2x BAS statements 3. Last 6 months trading bank accounts 4. 1 year tax return + NOA 5. 1 year financial statement

Quick Doc

Maximum LVR	70%
Serviceability	0.5:1 ICR if LVR ≤ 50%, otherwise 1.25:1 ICR at actual rate for Interest Only/serviced loan
Income Verification	Self-certified income and exit strategy required for Interest Only/serviced loan

Streamlined (Interest Prepaid or Interest Capitalised – Up to 1 Year)

Maximum LVR	70% (inclusive of prepaid interest stressed at 2%)
Serviceability	No debt servicing, no minimum ICR
Income Verification	Exit strategy

* 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.

Private Lending



Private Lending Interest Rates

Effective 11 May 2026

Up To \$7.5M

Use our [online postcode calculator](#) to check LVRs and loan sizes.

Mid Doc & Quick Doc & Streamlined

Resi, Commercial or Vacant Land

Private Loan Residential*

LVR	50%	55%	60%	65%**	70%***	75%****
Mid Doc residential securities # Marked rates available on vacant land in metro areas up to \$2.5M loan amount with 60% LVR						
\$100K - ≤ \$2.5M	8.74%#	8.94%#	8.94%#	9.24%	9.49%	9.79%
\$2.5M - ≤ \$5M	8.74%	8.94%	8.94%	9.24%	9.49%	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	8.74%	8.94%	8.94%	9.24%	9.49%	-
available for securities in areas with populations > 10,000						
\$100K - ≤ \$2M	9.24%	9.44%	9.44%	-	-	-
Quick Doc residential securities in metro areas ^ marked rates available on securities in areas outside of metro with populations > 50,000 # Marked rates available on vacant land in metro areas up to \$2.5M loan amount with 60% LVR						
\$100K - ≤ \$5M	8.99%^#	9.19%^#	9.19%^#	9.49%	9.74%	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	8.99%	9.19%	9.19%	9.49%	9.74%	-
Interest Prepaid/Capitalised residential securities in metro areas ^ marked rates available on securities in areas outside of metro with populations > 50,000 # Marked rates available on vacant land in metro areas up to \$2.5M loan amount with 60% LVR						
\$100K - ≤ \$5M	8.99%^#	9.19%^#	9.19%^#	9.49%	9.74%	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	8.99%	9.19%	9.19%	9.49%	9.74%	-

Private Loan Commercial*

LVR	50%	55%	60%	65%**	70%***	75%****
Mid Doc commercial securities # Marked rates available on vacant land in metro areas up to \$2.5M loan amount with 60% LVR						
\$100K - ≤ \$2.5M	9.24%#	9.44%#	9.44%#	9.74%	9.99%	10.29%
\$2.5M - ≤ \$5M	9.24%	9.44%	9.44%	9.74%	9.99%	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	9.24%****	9.44%****	9.44%****	9.74%****	9.99%****	-
available for securities in areas with populations > 10,000						
\$100K - ≤ \$2M	9.94%	9.94%	10.19%	-	-	-
Quick Doc commercial securities in metro areas ^^ marked rates available on securities in areas outside of metro with populations > 50,000 # Marked rates available on vacant land in metro areas up to \$2.5M loan amount with 60% LVR						
\$100K - ≤ \$5M	9.49%^#	9.69%^#	9.69%^#	9.99%	-	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	9.49%	9.69%	9.69%	9.99%	-	-
Interest Prepaid/Capitalised commercial securities in metro areas ^^ marked rates available on securities in areas outside of metro with populations > 50,000 # Marked rates available on vacant land in metro areas up to \$2.5M loan amount with 60% LVR						
\$100K - ≤ \$5M	9.49%^#	9.69%^#	9.69%^#	9.99%	-	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	9.49%	9.69%	9.69%	9.99%	-	-

* Business Loan Reference Rate 6.99%

** max LVR for securities located in areas with populations >50,000 outside metro or Sydney / Melbourne / Brisbane

*** max LVR for securities located in metro areas outside of Sydney / Melbourne / Brisbane

**** for securities located in Sydney / Melbourne / Brisbane only

The above interest rates are indicative and subject to change without notice.

Private Lending



Residual Stock Interest Rates

Effective 11 May 2026

Up To \$7.5M

Use our [online postcode calculator](#) to check LVRs and loan sizes.

Mid Doc, Quick Doc & Streamlined

Resi, Commercial or Vacant Land

Residual Stock Loan Residential*

LVR	50%	55%	60%	65%**	70***	75****
Mid Doc residential securities						
\$100K - ≤ \$2.5M	8.59%	8.59%	8.59%	8.59%	8.59%	8.89%
\$2.5M - ≤ \$5M	8.59%	8.59%	8.59%	8.59%	8.59%	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	8.59%	8.59%	8.59%	8.59%	8.59%	-
available for securities in areas with populations > 10,000						
\$100K - ≤ \$2M	8.84%	8.84%	8.84%	-	-	-
Quick Doc residential securities in metro areas # marked rates available on securities in areas outside of metro with populations > 50,000						
\$100K - ≤ \$5M	8.84%#	8.84%#	8.84%#	8.84%	8.84%	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	8.84%	8.84%	8.84%	8.84%	8.84%	-
Interest Prepaid/capitalised residential securities in metro areas # marked rates available on securities in areas outside of metro with populations > 50,000						
\$100K - ≤ \$5M	8.84%#	8.84%#	8.84%#	8.84%	8.84%	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	8.84%	8.84%	8.84%	8.84%	8.84%	-
+0.40% for >3 properties retained as security						

Residual Stock Loan Commercial*

LVR	50%	55%	60%	65%**	70***	75****
Mid Doc commercial securities						
\$100K - ≤ \$2.5M	8.84%	8.84%	8.84%	8.84%	8.84%	9.14%
\$2.5M - ≤ \$5M	8.84%	8.84%	8.84%	8.84%	8.84%	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	8.84%	8.84%	8.84%	8.84%	8.84%	-
available for securities in areas with populations > 10,000						
\$100K - ≤ \$2M	9.04%	9.04%	9.04%	-	-	-
Quick Doc commercial securities in metro areas ## marked rates available on securities in areas outside of metro with populations > 50,000						
\$100K - ≤ \$5M	9.09%##	9.09%##	9.09%##	9.09%	-	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	9.09%	9.09%	9.09%	9.09%	-	-
Interest Prepaid/Capitalised commercial securities in metro areas ## marked rates available on securities in areas outside of metro with populations > 50,000						
\$100K - ≤ \$5M	9.09%##	9.09%##	9.09%##	9.09%	-	-
available for securities located in Sydney / Melbourne / Brisbane						
\$5M - ≤ \$7.5M	9.09%	9.09%	9.09%	9.09%	-	-
+0.40% for > 3 properties retained as security						

* Business Loan Reference Rate 6.99%

** max LVR for securities located in areas with populations >50,000 outside metro or Sydney / Melbourne / Brisbane

*** max LVR for securities located in metro areas outside of Sydney / Melbourne / Brisbane

**** for securities located in Sydney / Melbourne / Brisbane only

The above interest rates are indicative and subject to change without notice

Specialised Securities



Purpose

Commercial specialised property acquisition, refinance or equity release for property improvement, investment, working capital or business expansion.

Up To 70% LVR

Commercial Full Doc or Private Lending

Up to 30 years P&I, 3 or 5 years IO (principal repaid at maturity), or 1-year Streamlined (interest prepaid or capitalised)

\$100K - \$7M

Owner Occupied or Investment

No Ongoing Monthly Fees

Interest Rates**

LVR	50%	60%	65%	70%	75%	80%
rates (+/- according to risk)						
Full Doc	8.63%	8.63%	8.94%	9.04%	-	-

Refer to Private Lending rate sheet for private loan rates

Property Type	Max LVR	Max Loan Amount
Childcare centres	Treated as standard commercial loan when assessing max LVR and loan amounts	
Hostels and backpacker accommodation, and fast-food franchises	70%	\$2M
Car yards, function centres, hotels, pubs and motels	65%	\$2M
Car washes	65%	\$1M
Car parks	60%	\$1M

Talk to us about higher loan amounts and LVRs under Private Lending Mid Doc and Quick Doc

Serviceability

Full Doc	1.50:1 Interest Cover Ratio (ICR) and 1.00:1 Debt Servicing Ratio (DSR) stressed. No minimum ICR for Interest Prepaid or Interest Capitalised private loan
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Income Verification

Full Doc	2 years' tax returns and financial statements for all parties to the loan
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Full Doc Establishment Fee*

Option 1	Establishment Fee 0.95% - No ongoing fees
Minimum Estab Fee	\$1,100 including GST

Refer to Private Lending rate sheet for private loan fees

Full Doc Additional Fees*

Legal Fee	Greater of \$1,000 or 0.10% of loan limit, plus disbursements
Valuation	At cost - payable upon invoice
Title Insurance	At cost - payable upon invoice
Settlement Fee	\$495 (GST free) payable on settlement
Increases & Advances	0.50% on all amounts
Redraw	First 4 per calendar month are free then \$25 for each request
Discharge Fee	Commercial/SMSF: \$950 (no GST) + legal fees Private & Residual Stock: \$1,000 (no GST) + legal fees
Early Repayment	3 months' interest on principal repaid within 3 years of loan settlement (1 month's interest charged if principal repaid is from proceeds of a sale of security or from cash) Fixed rate loans may incur an additional cancellation charge

Interest & Repayment Options

Interest	Calculated daily, charged monthly by direct debit for Interest Only or Principal and Interest loans
Interest Only	≤ 5 years IO for OO and Inv An application may be submitted to extend IO for up to 1 year at the lender's discretion Interest Prepaid and Interest Capitalized available for up to 12 months
Offset/Redraw Facility	Make additional payments to reduce interest available for commercial loans

Some specialised properties may incur interest rate loading. | * GST to be added to all fees and commission amounts except where otherwise stated.

GST Loan



Purpose

Finance GST on property purchases. Can be added to any Commercial loan product or be used in an SMSF transaction and structured as a separate LRBA.

10% increase in LVR

Full Doc, Mid Doc & Quick Doc

\$10K - \$500K

Up to 6 months

Interest Rate

GST Loan	14.59%**
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Using a GST Loan

A GST loan can be added to any Commercial Full, Mid or Quick Doc loan product regardless of LVR. For example, it can increase a Full Doc loan ratio from the standard maximum 80% LVR to 90% for a short period of time until the BAS refund is received. Unless a top up is involved.

A GST Loan can also be used in a Commercial 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.

Serviceability and Income Verification

Serviceability	Same as accompanying loan product
Income Verification	Same as accompanying loan product

Fees

Establishment Fee	Same as accompanying loan product
Additional Fees	Same as accompanying loan product

Interest & Repayment Options

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

Things to Know

Availability of GST Loan is subject to the principal/accompanying commercial loan being with the Lender.
Interest rates may vary according to the outcome of individual risk assessment.

Some specialised properties may incur interest rate loading. | * GST to be added to all fees and commission amounts except where otherwise stated.
| ** Includes trail.

Line of Credit



Purpose

For borrowers seeking a flexible finance option up to 5-year term with no annual reviews or unused facility fees.

Up To 80% LVR

Full Doc, Mid Doc & Quick Doc

Up to \$1M

+0.30% to the applicable rate

Doc	Full Doc	Mid Doc		Quick Doc	Full Doc Max	Mid Doc Max
LOC Amount	\$1M	\$1M		\$1M	\$1M	\$1M
Max Loan Amount	\$4M	\$3M	\$3M-4M	\$10M	\$10M	\$10M
Maximum LVR	80%	80%	70%	70	70%	70%
LOC Term	5 years	3 years		3 years	5 years	3 years
Servicing	1.5:1 ICR 1:1 DSR (stressed)	1.75:1 ICR 1:1 DSR (stressed)		2.00:1 ICR 1:1 DSR (stressed)	1.50:1 ICR 1:1 DSR (stressed)	1.75:1 ICR 1:1 DSR (stressed)

Income Verification

Full Doc	2 years' tax returns and financial statements for all parties to the loan
Mid Doc	Self-certified income supported by one of the following five options: 6. Accountant's letter 7. Last 2x BAS statements 8. Last 6 months trading bank accounts 9. 1 year tax return + NOA 10. 1 year financial statement
Quick Doc	Self-certified income

Establishment Fee*^

Option 1	Establishment Fee 0.95% - No ongoing fees
Minimum Estab Fee	\$1,100 including GST

Additional Fees*

Legal Fee	Greater of \$1,000 or 0.10% of loan limit, plus disbursements
Valuation	As per linked loan
Title Insurance	As per linked loan
Settlement Fee	\$495 (GST free) payable on settlement
Increases & Advances	0.50% on all amounts
Withdrawals	First 4 per calendar month are free then \$25 for each request
Discharge Fee	\$950 (GST free) + legal fees
Early Repayment	Nil

Interest & Repayment Options

Interest	Calculated daily, charged monthly by direct debit
Interest Only	As per LOC Term
Redraw Facility	Make additional payments to reduce interest

Some specialised properties may incur interest rate loading. | * GST to be added to all fees and commission amounts except where otherwise stated. | LOC incurs 0.30% loading.



Broker Support

Phone: 1300 163 184

Email: brokersupport@thinktank.au

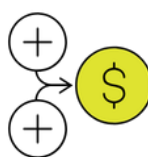
Broker Resources (Forms and Tools)



A central hub of broker-ready tools, forms, calculators, and resources to support every stage of the deal, from scenario assessment through to settlement.

[Find out more](#)

Combo Loan (\$990 Reduced Fee Offer)



A reduced-fee combo loan option to support purchases, investments, refinances, or equity release involving both commercial and residential securities.

[Find out more](#)

Our Niches



An overview of our key lending niches, outlining LVRs, loan sizes, security options, loan terms, and flexible solutions tailored to specialist scenarios.

[Find out more](#)

Into people. Not just transactions.



Our dedicated Relationship Manager team are here to provide you with valuable support at every step of the way, from initial workshops through to settlement.

[Contact the team](#)