

PRODUCT REQUIREMENTS:

Commercial - EASY REFINANCE ELIGIBILITY CRITERIA

- Refinance rate must be lower than current rate
- **12 months good conduct – verified through loan statements**
- New P&I repayments must be lower than current P&I repayments
- LVR should be $\leq 80\%$ (inclusive of cash out, fees & charges)
- Clear Credit History
- 650 Minimum Credit Score

FULL FEATURES:

SME Commercial 80% LVR	
Loan Purpose	Re-finance of either owner occupied or investment of commercial properties
Accepted Property Types	Commercial Investment, or Commercial Owner Occupied
Excluded Property Types	<ul style="list-style-type: none"> • Commercial property held in an SMSF • Construction • New commercial property purchase
Acceptable Security	Refer to the list below
Borrower Type	<ul style="list-style-type: none"> • Individual • Company • Trusts (Discretionary Family Trust or Unit Trust)
Minimum Loan Amount	\$150,000
Maximum Loan Amount	<p>Principal & Interest</p> <ul style="list-style-type: none"> • Loan size \leq \$3.0m max LVR 80% (incl of cash out, fees & charges) <p>Interest only</p> <ul style="list-style-type: none"> • Loan size \leq \$3.0m max LVR 75% (incl of cash out, fees & charges) <p>Inner City/Non-metro</p> <ul style="list-style-type: none"> • max Loan size \leq \$3.0m (LVR 70%) • max Loan size \leq \$2.0m (LVR 80%) <p>High Risk & High-Density postcodes max LVR 80%</p>
Maximum LVR	80% for P&I (Inclusive of fees, charges & cash out) 75% for I/O (Inclusive of fees, charges & cash out)
Acceptable Locations	All metro and non-metro property location (minimum 50,000 population) This is applicable to commercial property location only
NDIS securities	Maximum LVR 80% (postcode restrictions apply)

Terms, conditions and eligibility criteria apply. Information provided is accurate as at the issue date and is subject to change without notice. Your Manager Pty Ltd , Australian Credit License 506104.

	Maximum loan term 300 months No I/O allowed Must be tenanted – Income is to be verified via EXISTING tenancies only
Maximum borrower exposure	\$7,500,000
Loan Term	Up to 359 months (P&I) Up to 60 months (Interest only)
Repayment Type	Principal & interest (P&I) Interest only (IO)
Repayment Frequency Options	P&I – Weekly/Fortnightly/Monthly IO – Monthly
Cash out and extending loan term eligibility criteria	<p>\$ for \$ Refinance + costs + cash out if eligible</p> <ul style="list-style-type: none"> • Refinance expenses + Cash out amount must be lower than 10% of security value. • Verified income (net borrower income plus gross rental income) must cover the new loan P&I repayment (incl. of refinance amount + cash out). • No cash out on I/O loans
Income Document requirements. Used to confirm employment, and used for servicing (Income > Repayment)	<p>Individual</p> <ul style="list-style-type: none"> • Two most recent consecutive payslips; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Employer letter; and • Three months of bank statements showing salary credits. <p>Self-employed :(required if the applicant is self-employed and the application is non-SMSF)</p> <p>For Sole Traders: Provide one of the following:</p> <ul style="list-style-type: none"> • Personal Bank Statements showing 6 months of salary/dividend credits. <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Latest personal tax returns; and • Latest company tax returns <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Latest business or personal tax assessment notice confirming tax return status <p>For Partnerships: Provide one of the following:</p> <ul style="list-style-type: none"> • Personal Bank Statements showing 6 months' salary/dividend credits. <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Latest personal tax returns; and • Latest company tax returns <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Latest business or personal tax assessment notice confirming tax return status <p>For Companies: Provide one of the following:</p>

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	<ul style="list-style-type: none"> • Latest company bank statements/financials showing turnover/trading history <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Latest company/business tax returns <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Latest Tax Assessment Notice confirming tax return status <p>For Trusts: Provide one of the following:</p> <ul style="list-style-type: none"> • Latest trust statements/financials showing turnover/trading history <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Latest company/business tax returns <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • Latest Tax Assessment Notice confirming tax return status
Property documentation	<ul style="list-style-type: none"> • Three Months Rental Statements • Twelve Months Mortgage Statements • Signed Lease Agreement • Valuation Report • Valuation Invoice • Title Search – Required if a property is unencumbered. • Rates Notice – Required if a property noted on an application is flagged for use as security
Split loans	Able to split loan into more than one portion
Sharia applications	Supported with no extra loading
Lodgment	For Simpology V1. No separate Product has been created. Please Lodge your applications using current Standard Easy-Refinance Product and provide all supporting application information.
Calculator	The Servicing Easy- Refinance calculator have been updated with new rules and tests for redraw. Redraw is ONLY available for Commercial – Easy Refinance.
Rapid Refinance:	Rapid Refinance paying out the current funder debt to zero \$0 prior to completing settlement is NOT currently available.
Valuations	All commercial property valuations are GST exclusive for the purposes of calculating the LVR ratio

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*Rates are subject to change. Rates based on total LVR including costs.

*All commercial properties values are GST exclusive for the purposes of calculating the LVR ratio

ACCEPTABLE SECURITY:

Standard Commercial Properties are properties that are used for business purposes. This includes owner occupier, leased from related entity and tenanted properties. For the avoidance of doubt the Acceptable Commercial Security types are different to **SMSF- Commercial Security**.

Acceptable property types	Unacceptable property types
<ul style="list-style-type: none"> i. Strata Offices & Showrooms (minimum area 30 m2) ii. Retail outlets (e.g. shops, restaurants) iii. Industrial Units/Factories (minimum area 30 m2) iv. Industrial Warehouses v. Mixed Residential & Commercial Use vi. Residential Properties (≥ 4 or more on one title) vii. NDIS Properties (≥ 4 or more participants) viii. Co-Living Properties (7-12 bedrooms) ix. Industrial Workshops x. Medical/Dental Suites xi. Childcare Centres xii. Serviced Apartments xiii. Boarding Houses xiv. Student Accommodation xv. Strata Retirement Units xvi. Function Halls xvii. Lifestyle Farms 	<ul style="list-style-type: none"> i. Abattoirs ii. Breweries iii. Brickworks iv. Brothels v. Hotels and pubs vi. Marinas vii. Motels viii. Hospitals ix. Schools x. Quarries & mines xi. Gasworks xii. Sawmills xiii. Swimming Pools xiv. Caravan Parks xv. Churches / Places of worship xvi. Rural Acre >25 Hectares xvii. Vineyards /Wineries xviii. Stables xix. Farms xx. Clubs xxi. Golf Courses xxii. Sporting Centres xxiii. Theatres / Cinemas xxiv. Theme Parks xxv. Gaming Centers xxvi. Recording/Film studios xxvii. Foundries xxviii. Funeral Parlors xxix. Tanneries xxx. Petrol Stations