



Merchant Mortgages

MERCHANT'S NO DOC RATES BRIEFING FOR INTERMEDIARIES – 16 JULY 2015

For serious medium/long term property owners – new applications.

TRUE NO DOC COMMERCIAL & NON-CODE RESIDENTIAL

**Absolutely no income figures or accountant's letter
or BAS or similar.
Not owner occupied home & not National Credit Code.**

Interest Rates & Some Details

LVR	1 Yr Fixed	2 Yr Fixed	3 Yr Fixed	Variable
> 50 - 60%	7.80%	7.90%	8.00%	8.60%
To 50%	7.40%	7.50%	7.60%	8.20%

These rates include a trailer of 0.25% pa.

Fixed Rate loans convert to another available fixed rate period (subject to satisfactory performance), or variable rate currently 8.20% pa (or currently 8.60% pa if > 50% LVR).

Interest only (up to first 7 years) or principal & interest.

No early discharge after 5 years. A further benefit is some partial principal reductions may otherwise also be made during the early discharge period at nil cost.

No break costs if up to 20% reduction in principal balance (when fixed rate).

Please refer to us on a deal by deal basis and for other loan types.

Term

25 years with first **7 years interest only**, (or 20 yrs p&i)

Loan \$ / LVR / Location

\$100K to \$1.0 million. To 60% LVR.
Sydney, Melbourne, Brisbane

REMINDERS

Refer to *Merchant's True No Doc Commercial Overview for Intermediaries – July 2015* sheet & website. Please contact us to discuss.

Valuation fee and part acceptance fee paid on acceptance & lender legal fees deducted at settlement.

Use ANY application format – ANY form or plain paper.

No need for anything to be signed by borrowers at application stage (as we include Privacy Act form etc with detailed conditional loan approval).

We will eventually need photo identification & a copy of loan statements etc.

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Streamlining Commercial & Investment Residential Mortgage Loans for Intermediaries.