OCEAN Diamond Commercial SMSF LOAN

80% Max LVR Commercial

UPDATED: 19 August 2025

The Ocean Diamond Commercial self-managed super fund loan (SMSF) loan is the ideal funding option for a self-managed super fund wanting to purchase a commercial investment property and obtain exposure to real estate assets. Individual Trustees allowed (must have minimum 2 members).

Description:	Owner Occupied or Investment purposes Purchase an existing commercial dwelling or Refinance an existing SMSF loan.
Loan Amount: Residential:	Minimum: $ 150,000 Maximum: $2,000,000 (to 75%)
Loan to Value Ratio:	80% max LVR.
Term:	Up to 30 years.
Repayment type:	Variable Rate P&I or Interest Only (max 5 yrs). 1, 2, 3, 4 & 5 years fixed rate options available.
Borrower:	SMSF Trustee/s, which hold the beneficial interest in the security property, has the right to acquire the property from the Property Trustee, and is permitted to borrow in accordance with the relevant legislative requirements (and any associated regulations).
Mortgagor:	Property Trustee/s, which meet the requirements of the relevant legislation (and any associated regulations). Holds the legal interest in the security property on trust for the SMSF.
Guarantors:	Loans must be supported by personal guarantee/s for the full amount of the loan from all beneficiaries of the SMSF. Guarantees must be in accordance with the requirements of the relevant legislation and associated regulations. Non-resident guarantors are unacceptable.
Guarantors Advice:	SMSF Trustee borrowers and guarantors must obtain independent legal and financial advice and proof of such advice must be retained on the loan file.

Application Fee:	To 65% LVR - WAIVED UFN. To 75% LVR - 0.85% of loan amount. To 80% LVR - 1.00% of loan amount. [Payable at settlement]
Valuation Fees:	At Cost: Quote will be provided.
Solicitor Documentation Fees:	At Cost: Approx. $1,500.
Lenders Mortgage Insurance:	Not Applicable.
Settlement Fee:	0.20% of loan amount.
Title Insurance:	From $355 depending on loan size.
Redraw:	Not Available for SMSF loans.
Annual Fee:	$ Nil – no annual reviews.
Monthly Fee:	No Monthly Fees.
Discharge Fee:	$450 + solicitors' costs.
Early Repayment Fee (ERF):	1.50% of original loan amount if discharged within 3 years.
IMPORTANT NOTICE:	Conditions Apply. All fees include GST. Rates, fees & policies subject to change without notice.

Acceptable Securities:	In addition to the general requirements regarding the security property, loans made to SMSF Trustee/s must be secured by a "single asset" comprising a security property on a single title (not two or more separate titles) and the loan must not cover any additional assets purchased at the time of property purchase. This includes furnishings or other items which are not fixtures. Offices, warehouse, factory, retail premises & light industrial securities.
Unacceptable Purposes or Securities:	Construction Loans or Bridging Finance. Equity Release, Cash Out, Debt Consolidation or Home Improvements. Purchase/Refinance of properties occupied by SMSF beneficiaries or related parties.
Additional Assessment Requirements:	Minimum SMSF net tangible assets of $150,000 required (prior to loan transaction). The SMSF must have minimum liquid asset (interest /dividend earning assets) balance of 5% of the total debts of the SMSF (including the loan amount) after the loan transaction is complete. Confirmation of current investment strategy developed by a suitably qualified individual. Last 2 years SMSF Statements (refinances only), Last 2 payslips (if applicable), Most recent periods Financials or Tax Returns (business and individuals). Note: Must have a corporate trustee of the bare trust. Vacant security can be considered using the valuation figures.

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