

# PURPLE COMMERCIAL AltDoc SMSF LOAN



## 75% MAX LVR

UPDATED: 24 December 2022

The Purple Commercial SMSF loan is a limited recourse loan for commercial properties (offices, shops and light industrial).  
Purchase and refinance available. Refinance must be dollar for dollar. All security properties must be on a single title (single asset).

Income Documents:	Serviceability comes from a combination of the Lease, 85% of concessional contributions, 85% of deemed income, 80% residential rental income & other Super Investment Income.	Credit History:	Can consider all risk grades
Loan Amount:	Minimum: \$ 100,000 Maximum: \$5,000,000	Servicing:	Refer to Purple Servicing Calculator on the Allstate website (SMSF Serviceability) – must reflect a positive result.
Loan to Value Ratio:	75% maximum LVR to \$3 million 70% maximum LVR to \$3 - \$5 million Corporate Trustee required.	Legal Fees:	Unascertainable
Term:	30 years - set & forget. No reviews.	Valuation Fee:	At Cost
Interest Rate Type:	Variable	Title Insurance:	At Cost
Redraw:	Not Available for SMSF.	Application Fee:	1.25% of total loan amount (Clear) (excl. GST). 1.50% of total loan amount (Prime) (excl. GST).
Repayments:	<ul style="list-style-type: none"> <li>Principal &amp; Interest</li> <li>Interest Only up to 5 years</li> </ul>	Processing Fee:	\$500
Annual Reviews:	No annual reviews.	Settlement Fee:	Nil
Cash Out:	Not allowed	Early Repayment Fee (ERF):	2.0% ERF applies to Company / Corporate Trustee borrowers if loan is discharged in the first 5 years (based on original loan amount).  ERF also applies to principal reductions >\$10,000 per month.
Extra Repayments:	Additional repayments may be made at any time without penalty	ERF Waiver (Optional):	ERF can be waived if Application Fee is increased by 0.25%
Redraw:	Not Available	Discharge Admin Fee:	\$915
Locations:	Most locations considered. Please contact your relationship manager for non-metro and major regional locations.	Ongoing Fees:	\$15 per month (per split loan)
IMPORTANT NOTICE:	Please refer to Letter of Offer for full fee details due to the unique variations.	Acceptable Securities:	Shop Fronts, Offices, Industrial Units, Factories, Warehouses, Mixed Residential & Commercial Use, Medical / Professional Suites.
Points of Difference:	No minimum assets required in the Super Fund - No rate loading for AltDoc SMSF.  Self-employed borrowers wishing to purchase or refinance commercial investment premises can provide the last 6 months proof of lease payments made, copy of the lease plus either Accountants Declaration or BAS.  ERF can be avoided with a rate loading of approx. 0.25%. (Company / Corporate Trustee borrowers).  Rates and fees are subject to change without notice. Please refer to your Allstate representative for confirmation of current rates and fees. Conditions Apply.		
		Unacceptable Securities:	Non-Standard Security Properties and No Development Sites

Allstate Home Loans Pty Ltd

Email: [hello@allstatehome.com.au](mailto:hello@allstatehome.com.au) | Website: [www.allstatehome.com.au](http://www.allstatehome.com.au)

Postal: PO Box 3553, Loganholme Qld 4129

Australian Credit Licence: 384512 | ABN: 86 010 377 018

Phone 1800 101 368