

# PURPLE COMMERCIAL AltDoc SMSF LOAN



## 75% MAX LVR

UPDATED: 8 December 2021

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).

<b>Income Documents:</b>	Serviceability comes from a combination of the Lease, 85% of concessional contributions, 85% of deemed income, 80% residential rental income & other Super Investment Income.	<b>Credit History:</b>	Can consider all risk grades
<b>Loan Amount:</b>	Minimum: \$ 100,000 Maximum: \$5,000,000	<b>Servicing:</b>	Refer to Purple Servicing Calculator on the Allstate website (SMSF Serviceability) – must reflect a positive result.
<b>Loan to Value Ratio:</b>	75% maximum LVR to \$3 million 70% maximum LVR to \$3 - \$5 million Corporate Trustee required.	<b>Legal Fees:</b>	Unascertainable
<b>Term:</b>	30 years - set & forget.	<b>Valuation Fee:</b>	At Cost
<b>Interest Rate Type:</b>	Variable	<b>Title Insurance:</b>	At Cost
<b>Repayments:</b>	<ul style="list-style-type: none"> <li>Principal &amp; Interest</li> <li>Interest Only up to 5 years</li> </ul>	<b>Application Fee:</b>	1.25% of total loan amount (Clear) (excl. GST). 1.50% of total loan amount (Prime) (excl. GST).
<b>Annual Reviews:</b>	No annual reviews.	<b>Settlement Fee:</b>	Nil
<b>Cash Out:</b>	Not allowed	<b>Brokerage:</b>	Can be charged up to a maximum of 2.00% (plus GST)
<b>Redraw:</b>	Not Available	<b>Deferred Establishment Fee:</b>	Year 1 = 3 months interest Year 2 = 2 months interest Year 3 = 1 months interest  based on current interest rate and original loan amount if the loan discharges in the first 3 years.
<b>Extra Repayments:</b>	Additional repayments may be made at any time without penalty	<b>Discharge Admin Fee:</b>	\$915
<b>Redraw:</b>	Not Available	<b>Ongoing Fees:</b>	\$15 per month
<b>Locations:</b>	Most locations considered. Please contact your relationship manager for non-metro and major regional locations.	<b>Acceptable Securities:</b>	Shop Fronts, Offices, Industrial Units, Factories, Warehouses, Mixed Residential & Commercial Use, Medical / Professional Suites.
<b>IMPORTANT NOTICE:</b>	Please refer to Letter of Offer for full fee details due to the unique variations.	<b>Unacceptable Securities:</b>	Non-Standard Security Properties and No Development Sites
<b>Points of Difference:</b>	<p>No minimum assets required in the Super Fund - No rate loading for AltDoc SMSF.</p> <p>Self-employed borrowers wishing to purchase owner-occupied commercial premises can provide the last 6 months proof of lease payments made plus either Accountants Declaration or BAS.</p> <p>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.</p> <p>Rates and fees are subject to change without notice. Please refer to your Allstate representative for confirmation of current rates and fees. Conditions Apply.</p>		

Allstate Home Loans Pty Ltd

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

Office: Level 8, 120 Edward Street, Brisbane Qld 4000 | Postal: GPO Box 268, Brisbane Qld 4001

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

Phone 1800 101 368