PURPLE COMMERCIAL LEASEDOC LOAN

75% MAX LVR

UPDATED: 18 September 2025

We do not require full evidence of the income or confirmation of other assets or other liabilities, instead we rely on a quality third party lease to service the debt and the strength of the tenant to secure the loan. Purchase and refinance available.

Income Documents:	Min. 1.2x interest cover. The interest cover ratio is the number of times the gross lease income will cover the loan repayments.	Credit History:	Can consider some adverse history.
		Verification:	Full Lease Agreement and proof of the last 6 months lease payments received.
Loan Amount:	Minimum: $ 100,000 Maximum: $ 3,000,000 to 75% Maximum: $10,000,000 to 70%	Legal Fees:	Unascertainable due to different entity structures – please request a quote or refer to Letter of Offer. Allow approx.$1,000 plus $440 for lease review for individuals. Higher fees for corporate entities.
Loan to Value Ratio:	75% maximum LVR to $3 million 70% maximum LVR to $10 million	Valuation Fee:	At Cost – quote required.
		Title Insurance:	Minimum $355 for loans <$500,000.
Term:	Up to 30 years.	Application Fee:	1.40% of total loan amount payable at settlement. Fees excl GST.
Interest Rate Type:	Variable Only.	Processing Fee:	$499 (payable at settlement).
Repayments:	Principal & Interest. Interest Only up to 5 years	Ongoing Fees:	$15 per month
Extra Repayments:	Early Repayment Fee calculated as 3 months interest on the loan balance applies for principal reductions within the first 5 years (min. $300).	Early Repayment Fees (ERF):	Early Repayment Fee calculated as 3 months' interest on the loan balance applies for principal reductions or discharges within the first 5 years (min. $300).
Annual Reviews:	No annual reviews.	ERF Waiver:	ETF can be waived if Application Fee is increased by 0.25%
Cash Out:	Unlimited cash out for business or personal use.	Discharge Admin Fee:	$1,350 plus funders' solicitors costs (minimum $400). Electronic File Fee of $300 applies. Please refer to Letter of Offer for full details.
Redraw:	Not Available.	Settlement Fees:	Electronic File Fee: $180 Settlement Disbursement Fee: $120 Settlement Arrangement Fee: $500 (where 3 days' notice is not provided).
Locations:	Most locations considered. Please contact your relationship manager for non-metro and major regional locations.	Late Payment Fees:	Current loan interest rate plus additional 5.0% (or rate applicable at the time), calculated on the daily balance and charged monthly while account remains in arrears.
Acceptable Securities:	Shop Fronts, Offices, Industrial Units, Factories, Warehouses, Mixed Residential & Commercial Use, Medical / Professional Suites.	Unacceptable Securities:	Owner Occupied properties, non-tenanted properties and Non-Standard Security Properties.
		IMPORTANT:	Please refer to Letter of Offer for full fee details due to the unique variations.
Points of Difference:	Rates and fees are subject to change without notice - refer to your Allstate Manager for confirmation of current rates and fees. **ERF can be waived by paying a 0.25 loading on the application fee.** Minimum term to run on the lease is 1 year (confirmation of options considered) . Net rent is assessed at the actual rate. Loans in individual names are acceptable.		

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