

PURPLE COMMERCIAL 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).

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
Repayments:	<ul style="list-style-type: none"> Principal & Interest Interest Only up to 5 years 	Application Fee:	1.25% of total loan amount (Clear) 1.50% of total loan amount (Prime) App Fees are exclusive of GST.
Annual Reviews:	No annual reviews.	Settlement Fee:	Nil
Cash Out:	Not allowed.	Brokerage:	Can be charged up to a maximum of 2.00% (plus GST)
Redraw:	Not Available for SMSF.	Deferred Establishment Fee:	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.
Extra Repayments:	Additional repayments may be made at any time without penalty	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
Acceptable Securities:	Shop Fronts, Offices, Industrial Units, Factories, Warehouses, Mixed Residential & Commercial Use, Medical / Professional Suites.	Unacceptable Securities:	Non-Standard Security Properties and No Development Sites
IMPORTANT NOTICE:	Please refer to Letter of Offer for full fee details due to the unique variations.		
Points of Difference:	No minimum assets required in the Super Fund. 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. Rates and fees are subject to change without notice. Please refer to your Allstate representative for confirmation of current rates and fees. Conditions Apply.		

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