

# RedZed Commercial LeaseDoc LOAN



## 65% MAX LVR

UPDATED: 14 January 2022

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 for Unregulated transactions only.

<b>Income Documents:</b>	Serviceability comes from a combination of the Lease (with minimum 2 years to run) and proof of payments made. Gross Income received must exceed the Stress Test.	<b>Credit History:</b>	Can consider some adverse history.
<b>Loan Amount:</b>	Minimum: \$100,000 Maximum: \$3,000,000 (Prime) Maximum: \$1,500,000 (Reset)	<b>Verification:</b>	Full Lease Agreement and proof of the last 6 months lease payments received.
<b>Loan to Value Ratio:</b>	Up to 65% maximum LVR.  Loan must be in name of companies or Trusts.	<b>Legal Fees:</b>	\$1200* + GST: Company Borrower Entity \$1500* + GST: Trustee & Trust Borrower Entity
<b>Term:</b>	15 years – 30 years.  Set & forget.	<b>Valuation Fee:</b>	At Cost – quote required for each security. Indicative Estimates – single property value \$1200 + GST: <\$750k value \$1500 + GST: \$750k - \$1.25m value \$1 per thousand + GST: >\$1.25m
<b>Interest Rate:</b>	Variable Only.	<b>Title Insurance:</b>	At Cost with Minimum \$400 to \$665k loan. \$0.60 per \$1,000 loan amount to \$2m loan.
<b>Repayments:</b>	• Principal & Interest • Interest Only considered by exception	<b>Application Fee:</b>	1.00% of total loan amount (Prime to \$3m) 1.00% of total loan amount (Reset to \$1.5m) GST is additional to Commercial Application Fee
<b>Annual Reviews:</b>	No annual reviews.	<b>Settlement Fee:</b>	\$ Nil
<b>Cash Out:</b>	\$250k Allowed. Non-Business component cannot exceed 49%.	<b>Fee for Service:</b>	Please refer to your Allstate representative for current information.
<b>Extra Repayments:</b>	Additional repayments may be made at any time without penalty.	<b>Early Termination Fee:</b>	2.0% of the original loan amount. Applies only if the loan is discharged within the first 3 years.
<b>Redraw:</b>	Considered at funder discretion based on WALE (Weighted Average Lease Expiry).	<b>Discharge Admin Fee:</b>	\$690 per security
<b>Locations:</b>	Most metro locations considered. Must either Cat 1 or Cat 2 location as defined by RedZed.		
<b>Acceptable Securities:</b>	Shop Fronts, Offices, Industrial Units, Factories, Warehouses, Mixed Residential & Commercial Use, Medical / Professional Suites in Cat 1 & Cat 2 locations.		
<b>Unacceptable Securities:</b>	Owner Occupied properties, non-tenanted properties and Non-Standard Security Properties.		
<b>Points of Difference:</b>	<p>Full Doc rates apply if client provides 6 months BAS or an Accountants Declaration. Eligible applicants are corporate borrowers (no individuals). No monthly or annual fees - No Annual Reviews - No revaluations - No Fixed &amp; Floating Charges. Lease must be an arms' length transaction.</p> <p>All fees quoted are exclusive of GST.</p> <p>Rates and fees are subject to change without notice - refer to your Allstate manager for confirmation of current rates and fees. Please refer to Letter of Offer for full fee details due to the unique variations.</p>		

**Allstate Home Loans Pty Ltd**

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