

# RedZed Commercial LeaseDoc LOAN



## 65% MAX LVR

UPDATED: 6 December 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<br>Maximum: \$3,000,000 (Prime)<br>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.<br><br>Loan must be in name of companies or Trusts.  | <b>Legal Fees:</b>            | \$1200* + GST: Company Borrower Entity<br>\$1500* + GST: Trustee & Trust Borrower Entity   |
| <b>Term:</b>                    | 15 years – 30 years.<br><br>Set & forget.   | <b>Valuation Fee:</b>         | At Cost – quote required for each security.<br>Indicative Estimates – single property value<br>\$1200 + GST: <\$750k value<br>\$1500 + GST: \$750k - \$1.25m value<br>\$1 per thousand + GST: >\$1.25m |
| <b>Interest Rate:</b>           | Variable Only.  | <b>Title Insurance:</b>       | At Cost with Minimum \$400 to \$665k loan.<br>\$0.60 per \$1,000 loan amount to \$2m loan.   |
| <b>Repayments:</b>              | <ul style="list-style-type: none"> <li>Principal &amp; Interest</li> <li>Interest Only considered by exception</li> </ul>   | <b>Application Fee:</b>       | 1.00% of total loan amount (Prime to \$3m)<br>1.00% of total loan amount (Reset to \$1.5m)<br>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.<br>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>Lease must be an Arm's length transaction.<br/>Full Doc rates apply if client provides 6 months BAS or an Accountants Declaration.<br/>Eligible applicants are corporate borrowers (no individuals).<br/>No monthly or annual fees - No Annual Reviews - No revaluations - No Fixed &amp; Floating Charges.<br/>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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