

CABERNET Easy SMSF Refinance Loan



80% Max LVR Residential

UPDATED: 17 July 2025

The Cabernet Easy SMSF Refinance residential self-managed super fund loan (SMSF) loan is the ideal funding option for a self-managed super fund wanting to refinance an existing SMSF loan with clean conduct to a better rate where the actual rent received covers 100% of actual repayments.

Description:	Refinance purposes only – corporate trustees. Refinance an existing SMSF loan to a better rate on a “Like for Like” basis.	Application Fee:	\$550 (payable at settlement)
Loan Amount: Residential:	Minimum: \$ 50,000 Maximum: \$3,500,000 (to 70% Metro) Maximum: \$3,000,000 (to 80% Metro)	Valuation Fees:	At Cost: From \$330
Loan to Value Ratio:	80% max LVR. (Includes established <1 year and off the plan). 80% maxi LVR (High Density). 80% Max LVR – Major Regional.	Solicitor Fees:	At Cost: Approx. \$595 plus outlays.
Term:	Min. 5 years to 29.92 years (359 months)	Fee Capitalisation:	Available – see Important Notes below.
Repayment type:	Variable Rate P&I. 1-5, 7 & 10 years fixed rate options available.	Lender Protection Fee (LPF):	LPF applies to all properties where the LVR is >80%.
Redraw:	Not Available for SMSF loans.	Annual Fee:	\$395 pa (no monthly fees)
Net Asset Test: Liquidity Test (LT):	Not Applicable until further notice on NAT or LP.	Settlement Fee:	\$495
Split Loans:	Up to 6 splits allowed for SMSF (no fee at loan application stage). Can have variable & fixed rate splits.		
100% Offset:	Optional 100% Offset (fee free) available on both fixed and variable rates – fee free. Can be added or withdrawn at any time.		
Borrower:	SMSF Trustee/s, which hold the beneficial interest in the security property, has the right to acquire the property from the Property Trustee, and is permitted to borrow in accordance with the relevant legislative requirements (and any associated regulations). There is no rate loading for corporate trustees on SMSF loans.		
Mortgagor:	Property Trustee/s, which meet the requirements of the relevant legislation (and any associated regulations). Holds the legal interest in the security property on trust for the SMSF.		
Guarantors:	Loans must be supported by personal guarantee/s for the full amount of the loan from all beneficiaries of the SMSF. Guarantees must be in accordance with the requirements of the relevant legislation and associated regulations. Non-resident guarantors are unacceptable.		
Guarantors Advice:	SMSF Trustee borrowers and guarantors must obtain independent legal and financial advice and proof of such advice must be retained on the loan file. Guarantee Legal Advice may be waived by members for this refinance loan.		
Acceptable Securities:	Houses (max 2 on 1 title), apartments and units (min. 40 sq. metres living area). NRAS acceptable (min. 50 sq metres). NDIS (SDA) acceptable – LPF & Rate Loadings apply. Dual Occupancy. Metro & Non-Metro only (refer postcode matrix).		
Unacceptable Purposes or Circumstances:	Equity Release, Cash Out, Debt Consolidation or Home Improvements. Non-Arm's length transactions. Refinance of properties occupied by SMSF beneficiaries or related parties. Refinances only.		
Additional Assessment Requirements:	Last 12 months SMSF Statements (clean conduct) and 12 months proof of rental income. One arrears acceptable within past 12 months if under 30 days late. Property must be tenanted for minimum 9 months of the past 12 months – Must be tenanted at time of application. 100% of actual rent must cover 100% of actual repayments. Guarantee Legal Advice may be waived by members for this refinance loan. Signed Discharge Authority to be included with the application. Certified SMSF Trust Deed & Bare Trust required prior to settlement. Last SMSF Tax Return, Financial Statement & Audit Report. SMSF Easy Refinance Calculator.		
IMPORTANT:	Rates, fees & policies subject to change without notice. Conditions Apply. All fees include GST. Economic Break Costs (EBC) may apply to loans with Fixed Rates when the loan is discharged. Fees, Break Costs and Charges may be capitalized onto the loan – Any unused amounts are used to reduce the principal amount.		

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Target Market for this Product:

The features of this Product have been assessed as meeting the likely objectives, financial situation and needs of consumers over the age of 18 where one or multiple applicants are self-employed returns. This product is likely to meet the needs of consumers looking for a loan amount of \$50,000 up to \$3,500,000, repayable over a term of up to 30 years.

This product is likely to meet objectives and needs investment consumers to finance the refinance an existing SMSF loan:

1. The ability to borrow up to 80% of the value of the property
2. The flexibility of a variable rate, or the security of a fixed rate.
3. The ability to minimize interest paid over the life of the loan.
4. The ability to make extra repayments to their loan;
5. The option of principal and interest or interest only repayments.
6. Flexibility allowing early repayment of their loan.

Whilst there may be fluctuations to variable interest rates, we have assessed this Product as being consistent with the likely objectives, financial situation and needs of consumers in the target market.

Outside of the Target Market for this Product:

Consumers outside the target market are consumers that:

1. Require a loan to finance the acquisition of property
2. Have material adverse credit; and
3. Are seeking to borrow for an owner-occupied property, or investment property outside of their SMSF.
4. Non-residents of Australia.

Description of Product including Key Attributes

1. Variable interest rate, fixed rate loan or combination of both.
2. Minimum loan amount \$50,000.
3. Maximum loan amount \$3,500,000.
4. Maximum loan term 29.92 years.
5. Maximum Loan to Valuation Ratio (LVR) is 80%.
6. Repayment options:
 - principal and interest or interest only for investment.
7. Repayment frequency for principal and interest repayments – weekly, fortnightly or monthly.
8. Repayment frequency for interest only – monthly.
9. Optional 100% Offset account for both variable or fixed rates.
10. Valuation fee is payable.

Note that exceptions may be made to the above on a case-by-case basis.

Application Details

Easy Refi Calculator

Easy Refi Application Form

Customer Needs Analysis (Regulated Loans)

OR

Broker Declaration (Unregulated Loans)

Applicant Details

Signed Exit Strategy – Required for applicants 55 years old or older.

Accountants Letter – Required when there is a company directorship that's not borrower or guarantor.

Identification Requirements

Provide one of the following combinations:

Digital VOI

OR

Provide at least 100 points of certified identification using the following identification items:

- **Australian Birth Certificate**
- **Australian Drivers Licence**
- **Australian Passport**
- **Medicare Card**
- **Overseas Drivers Licence**
- **International Passport**
- **Manual VOI Form**

Income Verification (PAYG Applicants)

Provide one of the following combinations:

Two most recent consecutive payslips

OR

Three months of bank statements showing salary credits

Self-Employed Income Verification

(Required if the applicant is self-employed and the application is non-SMSF.)

For Sole Traders: Provide one of the following:

- **Personal bank statements** showing 6 months' salary/dividend credits
- OR**
- **Latest personal tax returns AND**
 - **Latest personal tax assessment notice or Accountant letter** confirming tax return status

For Partnerships: Provide one of the following:

- **Personal bank statements** showing 6 months' salary/dividend credits
- OR**
- **Latest personal tax returns AND**
 - **Latest partnership tax returns AND**
 - **Latest personal tax assessment notice or Accountant letter** confirming tax return status

For Directors / Shareholders of Companies: Provide one of the following:

- **Personal bank statements** showing 6 months' salary/dividend credits
- OR**
- **Latest personal tax returns AND**
 - **Latest company/business tax returns AND**
 - **3 months company bank statements financials** showing turnover/trading history AND
 - **Latest personal tax assessment notice or Accountant letter** confirming tax return status

Company/Trust documentation

Company/Trust documentation requirements

For Companies: Provide all of the following:

- **Most recent financial statement**
- **Most recent tax returns**
- **ASIC Search or Certificate of Registration** (Performed by Origin MMS)

For Trusts: Provide all of the following:

- **Trust Deed** (Required for Settlement)
- **Most recent financial statement**
- **Most recent tax returns**

Mortgage Refinance

Most recent 3 months mortgage statements (Refinancing of a mortgage in a person's name)

Most recent 12 months statements (Refinancing of a mortgage in a company name)

Existing Property Requirements

Latest rental statement (if investment property)

Rates notice (showing no arrears)

Valuation report

Valuation invoice

Existing Property Requirements (Commercial Property)

Provide one of the following:

Three months rental statements

Three months bank statements

Signed Lease Agreement

Approvals and Exceptions

Pricing Approval – Required if a discount, subsequent discount, or reduction in a fee has been applied.

Exception Approval – Required if any rule has been overridden.

Overseas residential address - Non- Residents / Expats

Australian Residential Address - Temporary Australian Residents

Overseas Credit Report – Required if the applicant(s) current residential address is overseas

Australian Visa – Required for applicants who are not Australian citizens (e.g., permanent residents or temporary residents).

Foreign Visa – Required for applicants living and working abroad, earning income in a country where they are not a citizen; they must provide proof of employment with a copy of their valid foreign visa.

Note: The online checklist dynamically adjusts based on the information provided, ensuring only relevant items appear. It can be updated anytime to reflect policy and requirement changes.

Foreign Income Verification (Foreign Income)

PAYG Applicants

Provide one of the following combinations:

Two most recent consecutive payslips – For PAYG applicants

OR

Employer Letter AND

Three Months of Bank Statements showing salary credits

Self-Employed Applicants

(Required if the applicant is self-employed earning foreign income and the application is non-SMSF.)

For Sole Traders: Provide one of the following:

Personal bank statements showing 6 months' salary/dividend credits

OR

Latest personal tax returns or equivalent AND

Latest personal tax assessment notice confirming tax return status or equivalent

For Directors / Shareholders of Companies: Provide one of the following:

Personal bank statements showing 6 months' salary/dividend credits

OR

Latest personal tax assessment notice confirming tax return status or equivalent, AND one of the following:

Latest company bank statements/financials showing turnover/trading history,

OR

Latest company/business tax returns and notice of assessment or equivalent