RedZed Solutions Loan Product



SHORT TERM COMMERCIAL LOANS

Credit Criteria / Policy Guide

Credit impairment Defaults Mortgage arrears 	Minor / moderate level of financial or non-financial considered No more than 2 missed repayments in past 6 months (late repayment up to 30 days acceptable)
Bankrupt history / other	No prior bankruptcy, voluntary administration or strike off action
Borrower types	 Company, Trusts (Discretionary / Unit) and Individual Must be Australian residents
Loan sizes	Min \$500k - Max \$7.0m (higher may be considered on case-by-case basis)
Maximum LVR	70%
Loan purposes	 Unregulated purposes only Purchases, refinance, debt consolidation, business use, residual stock, ATO debts, land bank, cash out
Serviceability	Clearly defined & verifiable exit strategy

Security Criteria

Security	 Registered 1st mortgage over acceptable security (refer suitable security section) Category 1 locations Director guarantees (shareholding of 50% or more) General Security Agreement
Valuation	 Full valuation report addressed for reliance by RedZed, conducted by RedZed panel valuer Dated no older than 90 days at the time of loan settlement

Product Features

2~~~~

Loan term	Terms from 6 months - 2 years
Repayment type	Interest only – monthly in arrears
Interest type	Variable rate

Structure Pricing		
Interest Rate	From 0.95% p.m	
Application Fee	1.55% (contains 0.55% upfront commission – incl GST) plus any additional upfront commission (incl of GST)	
Legal Fees	\$5,000	
Valuation	At cost	
Title Insurance	At cost	

Broker Commission

• 0.55% (incl of GST)

Upfront Only (no trail)

- Max 0.55% (incl GST) additional upfront commission (total upfront 1.1% incl GST) can be achieved by adding to the application fee

Interest rates and product features are current at the date of publication and may change from time to time. For distribution to RedZed Accredited Introducers only. Not to be distributed to borrowers. All loan applications are subject to RedZed's lending criteria and lending policy which may be amended from time to time without notice. The Target Market Determination for RedZed residential products can be found on our website. Fees, charges and conditions apply. For more information contact RedZed on 1300 722 462 or sales@redzed.com | RedZed Lending Solutions Pty Ltd | ABN 31 123 588 527 | Australian Credit Licence 311128

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Acceptable Security

Commercial	 Offices Retail shops Showrooms Industrial factories Warehouses Mixed use Vacant land (commercial / industrial)
Residential	 House Unit / apartment Townhouse Residual stock Multiple dwelling on one title Vacant land

Unacceptable Se	ecurity
	Age care facilities & retirement villages
	Hotel / motel
	Schools
	Hospitals
Commercial	Abattoirs
	Place of worship
	Specialised / single purpose properties
	Contaminated sites
	Crown land / limited title / old law titles
Zoning	Rural / farm zones

Locations	Cat 2 & 3
Туре	Construction / development