

# NAVY Commercial SMSF Loan - Full Doc



## 80% Max LVR Residential

UPDATED: 26 April 2024

The Navy Commercial self-managed super fund loan (SMSF) loan is the ideal funding option for a self-managed super fund wanting to purchase a commercial property and obtain exposure to real estate assets.

<b>Description:</b>	Owner Occupied or Investment purposes. Purchase an existing property or Refinance an existing SMSF loan.	<b>Application Fee:</b>	\$ 550
<b>Loan Amount: Residential:</b>	Minimum: \$ 150,000 Maximum: \$2,000,000 (to 70%) Maximum: \$1,500,000 (to 75%) Maximum: \$1,500,000 (to 60% - Regional)	<b>Valuation Fees:</b>	At cost – quote required.
<b>Loan to Value Ratio:</b>	75% LVR (metro) – 1.50% Risk Fee applies >80%. 80% LVR (metro) – No Risk Fee 60% LVR (regional) – 0.50% Risk Fee applies (max Loan \$1,250,000 for regional)	<b>Solicitor Fees:</b>	\$1,500 (Standard Inclusions: Documentation, Review CoS, Settlement, 2 x Guarantors, Review Bare Trust Deed).
<b>Term:</b>	Up to 30 years maximum.	<b>Guarantor Fee:</b>	Quote required if >2 guarantors.
<b>Repayment type:</b>	Variable Rate P&I or Interest Only (max 5 yrs). Fixed rates available on request.	<b>Title Insurance:</b>	Not applicable for standard purchase & refinance.
<b>Corporate Trustee:</b>	Must have corporate trustees.	<b>Settlement Fee:</b>	\$250
<b>Redraw:</b>	Not Available for SMSF loans.	<b>Risk Fee:</b>	0.50% Risk Fee applies to loans >60% LVR. 0.50% RF applies to all regional securities. 1.00% Risk Fee applies for loans >70% LVR.
<b>Offset Account:</b>	Optional – 0.10% rate loading applies. Offset can be added or removed at any time	<b>Split Loans:</b>	Not available.
<b>Maximum Number of SMSF Members:</b>	No limit. (Guarantee required from all SMSF members >18 yrs)	<b>Annual Fee:</b>	\$395 per annum (first payment at settlement)
<b>Borrower:</b>	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).	<b>Discharge Fee:</b>	\$895 + solicitors costs.
<b>Mortgagor:</b>	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.	<b>Early Repayment Fee (ERF):</b>	3 months interest (inclusive of any applicable loadings).
<b>Guarantors:</b>	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.		
<b>Guarantors Advice:</b>	SMSF Trustee borrowers and guarantors must obtain independent legal and financial advice and proof of such advice must be retained on the loan file.		
<b>Acceptable Securities:</b>	In addition to the general requirements regarding the security property, loans made to SMSF Trustee/s must be secured by a "single asset" comprising a security property on a single title (not two or more separate titles) and the loan must not cover any additional assets purchased at the time of property purchase.		
<b>Unacceptable Purposes or Securities:</b>	Construction Loans or Bridging Finance   Equity Release, Cash Out, Debt Consolidation or Home Improvements. Purchase/Refinance of properties occupied by SMSF beneficiaries or related parties   Non-Arm's length transactions. Purchases from a related party of the SMSF Trustee/s   Purchase or refinance of owner-occupied property. Vacant land, development sites, construction, subdivision, security substitutions, acquisition of property from members or related parties. Units <50 sqm will not be considered.		
<b>Additional Requirements:</b>	No Minimum SMSF net tangible assets required (prior to loan transaction). Minimum liquidity: Must have 3 months repayments for proposed SMSF repayments. Full Doc only – can be serviced either Inside or Outside the Fund. ABN: Min 24 mths   GST: Min 12 mths <b>Express REFI: 2 years repayment history, rates notice and 12 months rental statements.</b>		
<b>IMPORTANT:</b>	Conditions Apply. All fees include GST. Rates, fees & policies subject to change without notice.		

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## Acceptable Securities:

- ✓ Commercial – Torrens Title, Strata Title
- ✓ Industrial – Owner Occupied or Leased – 75% LVR
- ✓ Industrial – Tenants – 75% LVR
  
- ✓ Retail – Owner Occupied or Leased – 75% LVR
- ✓ Retail – Torrens Title, Strata Title – 75% LVR
- ✓ Retail – Tenants – 75% LVR
  
- ✓ Residential ≥ 3 or more on one title – 75% LVR
- ✓ Strata Offices & Showrooms (minimum area 50 square metres) – 75% LVR
  
- ✓ Medical/Dental Suites – 70% LVR
- ✓ Display/Exhibition Homes – 70% LVR
  
- ✓ Childcare Centre – 60% LVR
- ✓ Serviced Apartments – 60% LVR
- ✓ Student Accommodation – 60% LVR
  
- ✓ Retail outlets (e.g. shops, restaurants)
- ✓ Industrial Units/Factories
- ✓ Mixed Residential & Commercial Use

## Unacceptable Securities: *(This is not the complete list – just the most common enquiries)*

- Motels
- Caravan Parks
  
- Rural Acres >10 hectares
- Stables
  
- Farms
- Clubs
  
- Golf courses
- Vineyards / Wineries
  
- Sporting Centres
- Vacant land

Primary Borrower	Your Reference		
Date	Product	CommSMSF	SMSF Express Refi

## Application Details

Loan Application with privacy consent form (fully completed, signed & dated)

Cover sheet

Credit Note

SMSF Servicing Calculator **OR** SMSF Express Refinance Serviceability

Equifax Reports for each individual guarantor, SMSF trustee company and SMSF Bare Trust  
*(Note: past 2 years enquiries must be addressed in Credit Note)*

Valuation (attached/ordered)

Evidence of funds to complete (if applicable)

## Borrower Identification

Certified SMSF Trust Deed

Certified SMSF Bare Trust Deed

## For Each Individual (Guarantor)

KYC & VOI Identification Form

Certified Identification documents attached:

- Passport
- Drivers Licence/Government issued Photo Card
- Marriage/change of name certificate

## Loan Purpose — Supporting Documents

### For New Purchase

Full copy of Contract of Sale

### For Refinance

6 months loan statements for the SMSF

Current rates notice for the security

### For Express Refinance

2 Years clear SMSF loan statements\*

12 months rental statements/rental credits\*

Current rates notice for the security

*\*NOTE: Not older than 45 days at approval*

## Proof of Income *(Not required for Express Refinance)*

ONE of the following:

- 2 years Audited tax returns and financial statements - TFN removed
- Existing Super fund Statement to be rolled into SMSF

Accountant letter confirming annual ongoing cost for SMSF (if applicable)

### Self-employed

ABN search

2 years company financials\*

2 years personal tax returns with NoA\*

*\*NOTE: Only 1 year required if credit score  $\geq$  700 & ABN registration  $\geq$  4 years*

### Other Income/Savings

Evidence of additional income

Cash Management Account Statements confirming contribution & funds to complete

Investment portfolio statements (if applicable)

### PAYG

2 of 3 most recent consecutive payslips

ONE of the following:

- 3 months bank statement showing salary credit
- 2 years ATO Income statement (via MyGov)

Employment verification

- Obtain employer's contact details through an independent source
- ABN or ASIC search
- Verbal employment checks confirming role, income & length of employment