

Loanapp | SMSF Process

The purpose of this document is to outline the requirements for loading an SMSF loan application in Loanapp.

For more information refer to [AMP Bank SMSF Loan | Simpology Loanapp](#).

If you encounter any issues selecting SMSF Loan, contact the Simpology Support Team via Live Chat in Loanapp.

1. Check SMSF Serviceability

- Before starting the application in Loanapp, use the **AMP Bank SMSF Serviceability Excel Calculator** to confirm the loan meets serviceability requirements.

2. Prepare Required Documents

- Ensure all supporting documents for the SMSF, corporate trustee, members, and property are ready to upload (e.g. trust deed, company registration, financials, contract of sale).
- Confirm all deeds are dated, signed, completed, and correctly witnessed.

3. Access Loanapp

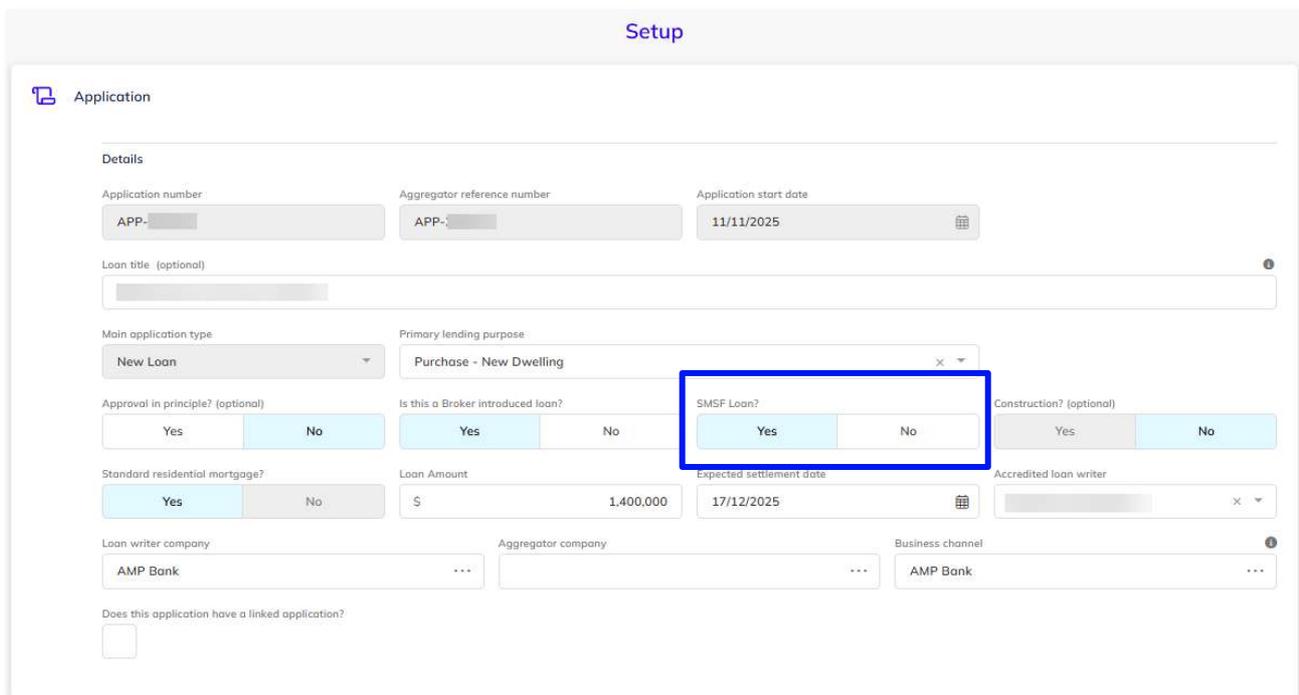
- Log in to the AMP Bank Broker Platform (Loanapp) using your broker credentials or launch the application from CRM. Complete and review all sections of the application form.
- Address any blue validation prompts or red error messages for missing or incorrect information before submitting the application.

Setup & Applicant section requirements

Select SMSF Loan Application = Yes

- **Important:** Only applications where the SMSF has a **company as trustee** are acceptable in the platform. Individual trustees are not supported.
- Choose the SMSF application type at the start of the application process.

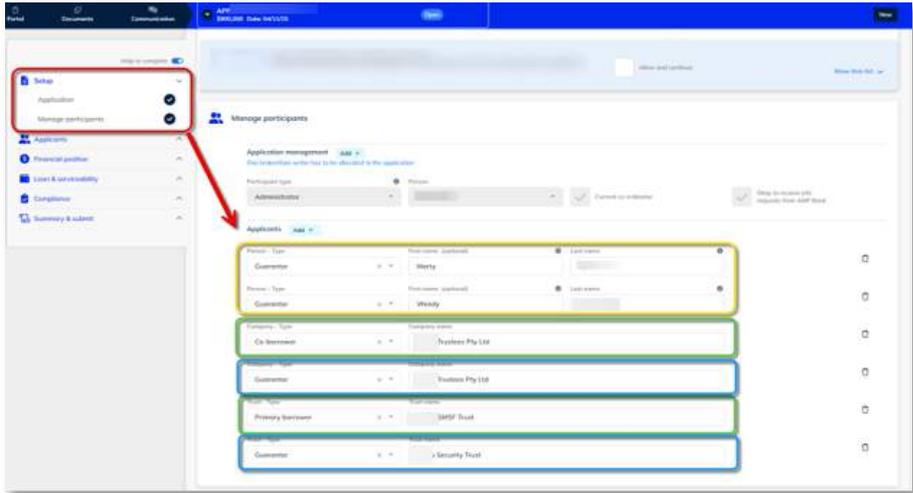
Example

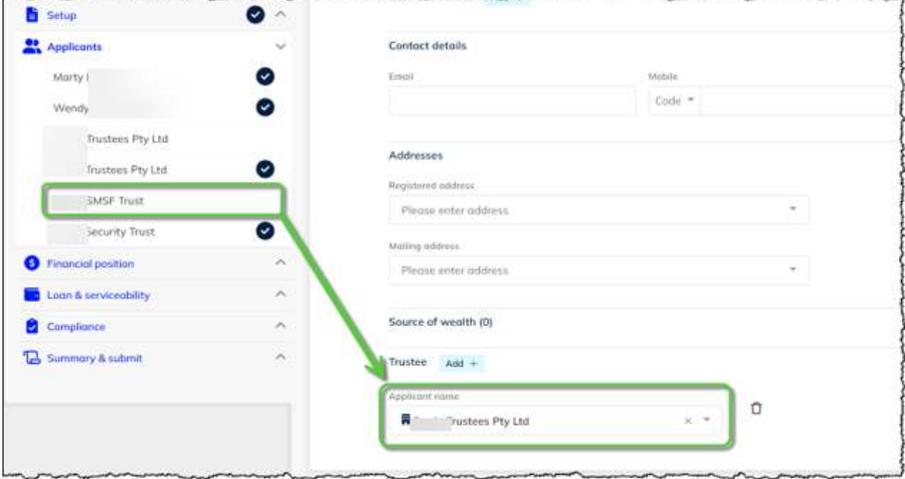
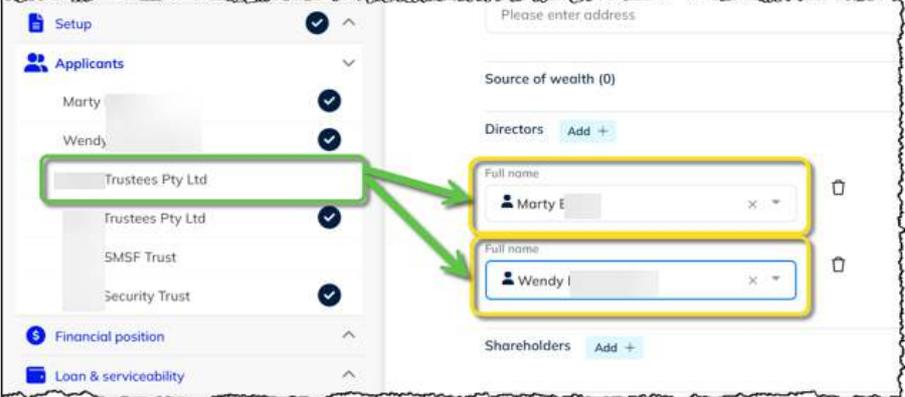
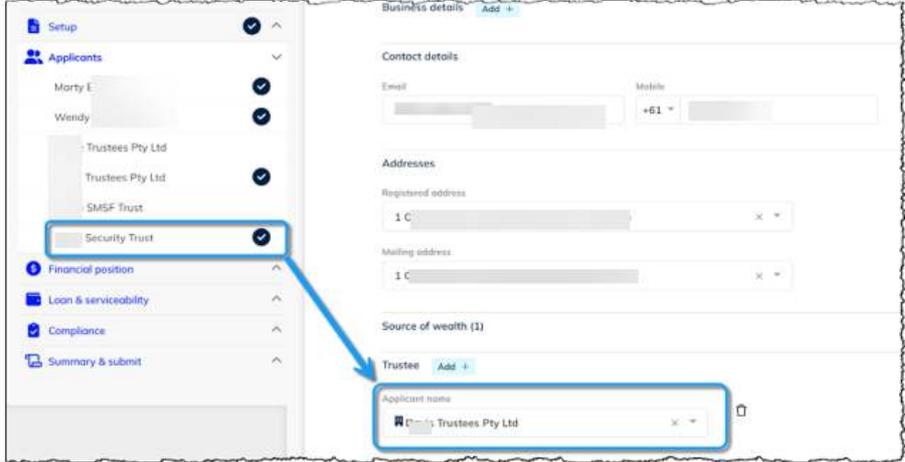


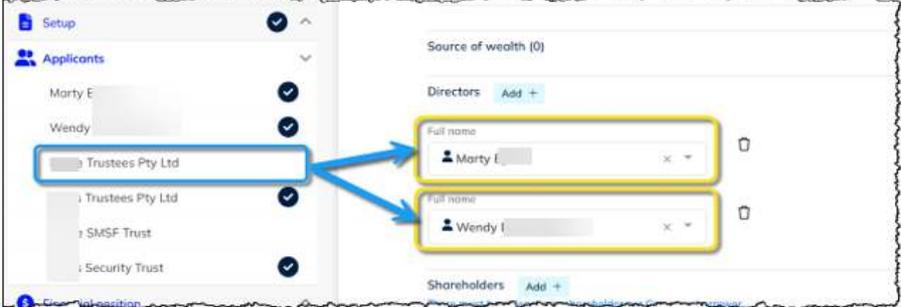
The screenshot shows the 'Setup' page in Loanapp. The 'Application' section is expanded to show 'Details'. The 'SMSF Loan?' field is highlighted with a blue box, and the 'Yes' option is selected. Other fields include Application number, Aggregator reference number, Application start date, Loan title, Main application type (New Loan), Primary lending purpose (Purchase - New Dwelling), Approval in principle?, Is this a Broker introduced loan?, Construction?, Standard residential mortgage?, Loan Amount (\$1,400,000), Expected settlement date (17/12/2025), Accredited loan writer, Loan writer company (AMP Bank), Aggregator company, and Business channel (AMP Bank).

Follow below to ensure the Manage Participants section of Loanapp are completed correctly before progressing further into the application.

- Enter all corporate trustee details exactly as per the trust deed and company documentation.
- Add all directors and members as per below, matching the trust deed.

| Process | Explanations & Screens | | | | | | | | | | | | |
|---|--|-----------|----------------|----------------|------------------|-----------------------------------|-------------|---------------------|-----------|--|-----------|---|-----------|
| <p>In Setup > Manage Participants, go to the Applicants section and select "Add+" to add all applicants.</p> | <p>IMPORTANT: Add all Trusts, Individual Trustees, Company Trustees and all Company Trustee Directors as applicants in this step.</p> <p>The following roles must be assigned to the parties involved:</p> <table border="1" data-bbox="541 629 1442 904"> <thead> <tr> <th>Applicant</th> <th>Applicant Type</th> </tr> </thead> <tbody> <tr> <td>The SMSF Trust</td> <td>Primary Borrower</td> </tr> <tr> <td>Company Trustee of the SMSF Trust</td> <td>Co-Borrower</td> </tr> <tr> <td>Bare/Security Trust</td> <td>Guarantor</td> </tr> <tr> <td>Company Trustee of the Bare/Security Trust</td> <td>Guarantor</td> </tr> <tr> <td>Individual Directors of Company Trustee</td> <td>Guarantor</td> </tr> </tbody> </table>  | Applicant | Applicant Type | The SMSF Trust | Primary Borrower | Company Trustee of the SMSF Trust | Co-Borrower | Bare/Security Trust | Guarantor | Company Trustee of the Bare/Security Trust | Guarantor | Individual Directors of Company Trustee | Guarantor |
| Applicant | Applicant Type | | | | | | | | | | | | |
| The SMSF Trust | Primary Borrower | | | | | | | | | | | | |
| Company Trustee of the SMSF Trust | Co-Borrower | | | | | | | | | | | | |
| Bare/Security Trust | Guarantor | | | | | | | | | | | | |
| Company Trustee of the Bare/Security Trust | Guarantor | | | | | | | | | | | | |
| Individual Directors of Company Trustee | Guarantor | | | | | | | | | | | | |
| <p>SMSF Trust Applicant</p> | <p>When you reach the SMSF Trust Applicant section, ensure all fields are completed accurately for the SMSF application. Any incorrect or missing information will trigger a blue validation message at the top of the screen and/or a error message within the relevant section. All errors/validations must be resolved before you can proceed.</p> <p>Example</p>  | | | | | | | | | | | | |

| Process | Explanations & Screens |
|--|---|
| | <p>The SMSF Trust applicant you must associate the Company Trustee for the SMSF.</p> <p>Example</p>  |
| <p>Company Trustee of the SMSF Trust Applicant</p> | <p>When you reach the Company Trustee for the SMSF Trust, you must associate the Individual Directors.</p> <p>Example</p>  |
| <p>Bare/Security Trust Applicant</p> | <p>When you reach the Bare/Security Trust Applicant, you must associate the Company Trustee for the Bare/Security Trust.</p> <p>Example</p>  |

| Process | Explanations & Screens |
|--|--|
| Company Trustee of the Bare/Security Trust Applicant | <p>When you reach the Company Trustee for the Bare/Security Trust, you must associate the Individual Directors.</p> <p>Example</p>  |

Financial Position

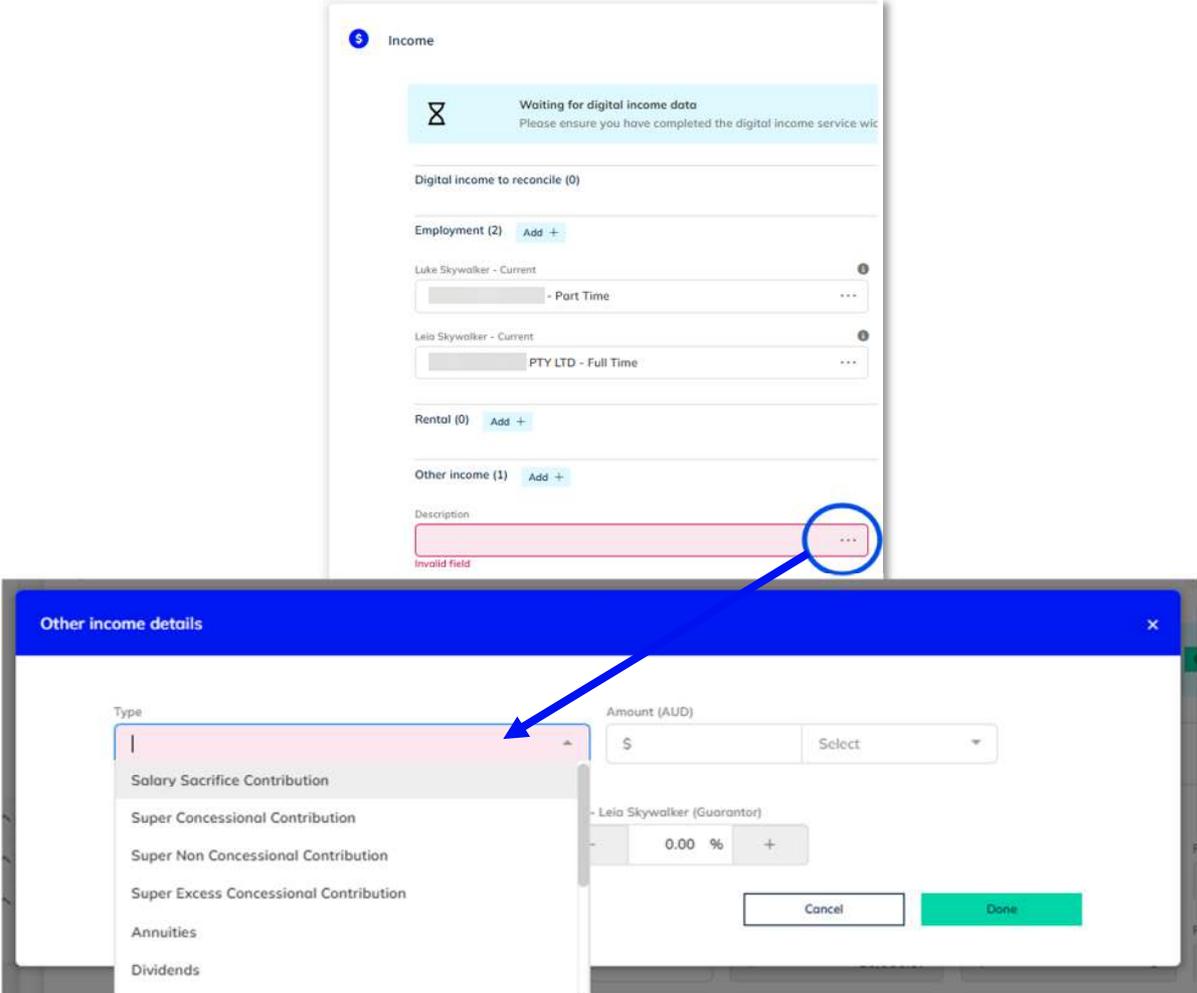
1. Income

- **Super Contributions as Income:**

For SMSF loans, the primary source of income should be the superannuation contributions made to the fund - not regular employment or other personal income.

Calculate PAYG income as per usual. This is also applicable to Director's Wages

Multiply calculated income by 12% (ATO prescribed rate as of 1 July 2025) to get the "Super Concessional Contribution" amount.



The screenshot shows the 'Income' setup screen. A blue circle highlights the 'Other income (1)' section, which has a three-dot menu icon. A blue arrow points from this icon to a modal window titled 'Other income details'. The modal displays a list of income types: Salary Sacrifice Contribution, Super Concessional Contribution, Super Non Concessional Contribution, Super Excess Concessional Contribution, Annuities, and Dividends. The 'Salary Sacrifice Contribution' is selected. The amount is set to 0.00 AUD. The modal also shows a dropdown for 'Leila Skywalker (Guarantor)' and 'Cancel' and 'Done' buttons.

2. Other Income

- If there are other sources of income for the SMSF (e.g., investment returns not counted elsewhere), they should be included in the “Other income” section.

3. Living Expenses

SMSF Running Costs:

Living expenses for an SMSF loan should reflect the actual SMSF running costs.

Running/Operating costs would include:

- Annual ASIC corporate fee,
- Annual ATO supervisory levy,
- Audit fees,
- Accounting fees (costs incurred to prepare financial statements and tax returns),
- Actuarial certificates if SMSF pays an income stream (pension),
- Financial advice fees,
- Assistance with fund admin tasks,
- Management and admin expenses,
- Forestry managed investment scheme
- Insurance for SMSF members

Where to Input:

Enter the SMSF running costs in the **Other commitments/SMSF section** of the Expenses section of application.

Example



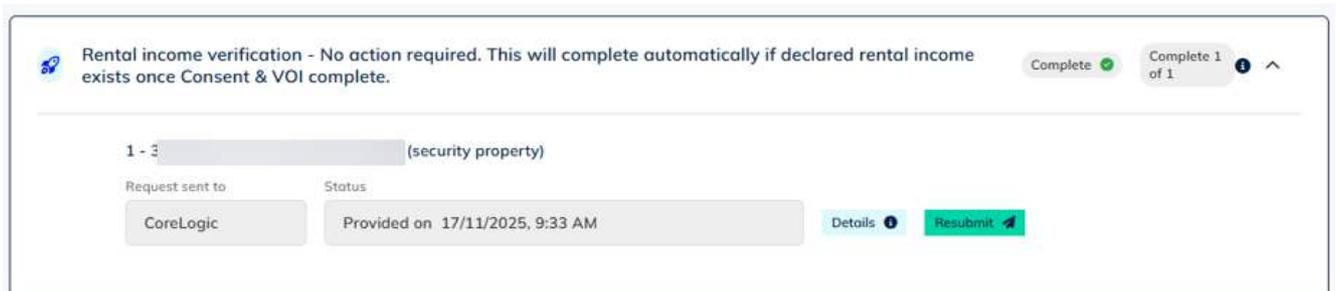
A screenshot of a web form for entering expenses. The form has a text input field containing "Other commitments/ SMSF operating expenses (1)". To the right of the input field are three fields: a currency symbol "\$", the amount "1,000", and a frequency dropdown menu set to "Monthly". There are also "x" and "v" icons for clearing and expanding the dropdown.

4. Rental Income

AVM Rental Income Only:

For SMSF loans, the **only digital (automatically validated) rental income allowed** is the AVM (Automated Valuation Model) rental income.

Example



A screenshot of a web interface showing the status of a rental income verification. At the top, a message reads: "Rental income verification - No action required. This will complete automatically if declared rental income exists once Consent & VOI complete." To the right of this message are two status indicators: "Complete" with a green checkmark and "Complete 1 of 1" with a blue information icon and an upward arrow. Below the message is a table with one row. The first column is "Request sent to" with the value "CoreLogic". The second column is "Status" with the value "Provided on 17/11/2025, 9:33 AM". To the right of the status cell are two buttons: "Details" with an information icon and "Resubmit" with a refresh icon.

- At this time, other rental income types (e.g., manual input) are not accepted for digital assessment in SMSF loans.

5. Assets and Liabilities

Full Disclosure Required:

Make sure all assets and liabilities related to the SMSF are **fully entered** into the application.

Why?

This is important for the asset test, which is a compliance check to ensure the SMSF meets AMP Bank's lending requirements.

Loan & Serviceability Section

1. Property

- a. Valuation must be ordered via Loanapp.

Example

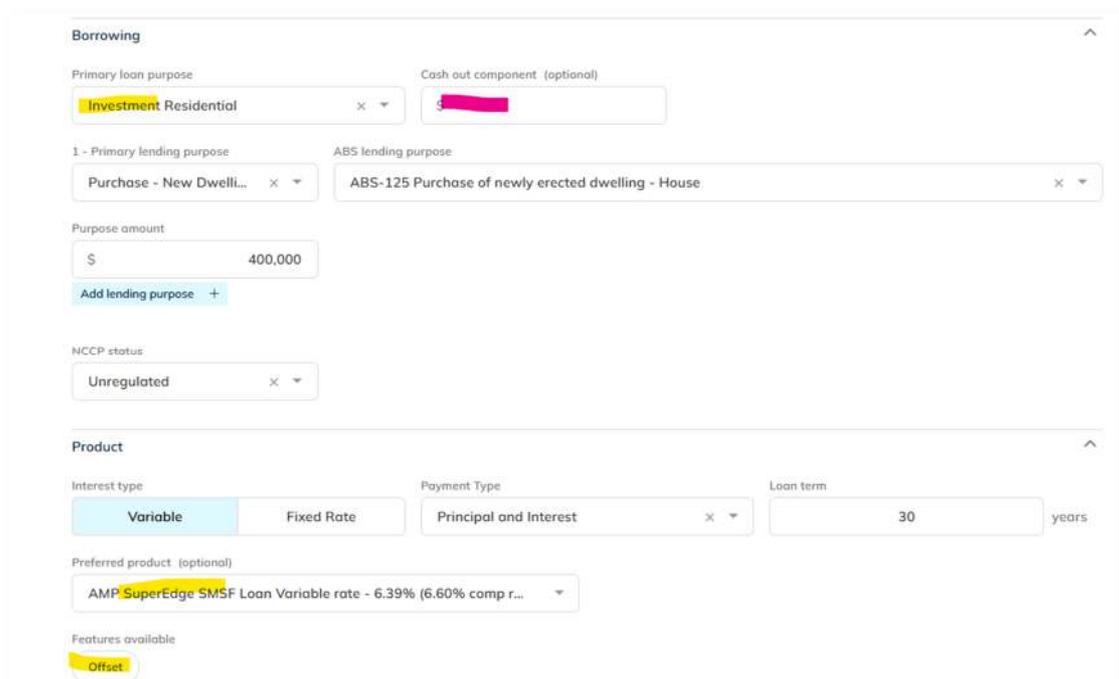


The screenshot shows a 'Request or retrieve valuation' interface. At the top, it indicates 'Completed' with a green checkmark and 'Completed 1 of 1'. Below this, the property address is '1 - [redacted] Para Hills SA 5096'. The 'Request sent to' field shows 'Valex' and the 'Status' is 'Provided 17/11/2025, 11:54 AM'. There are 'Details' and 'Resubmit' buttons.

2. Loan requirements

- Purpose must be always Investment
- No cash out allowed
- AMP SuperEdge is the only acceptable product
- Offset available

Example



The screenshot shows the 'Borrowing' section of the AMP Loan app. The 'Primary loan purpose' is 'Investment Residential'. The 'Cash out component (optional)' is set to '\$ [redacted]'. Under '1 - Primary lending purpose', the selected purpose is 'Purchase - New Dwelli...'. The 'ABS lending purpose' is 'ABS-125 Purchase of newly erected dwelling - House'. The 'Purpose amount' is '\$ 400,000'. The 'NCCP status' is 'Unregulated'. Under the 'Product' section, the 'Interest type' is 'Variable', the 'Payment Type' is 'Principal and Interest', and the 'Loan term' is '30 years'. The 'Preferred product (optional)' is 'AMP SuperEdge SMSF Loan Variable rate - 6.39% (6.60% comp r...'. Under 'Features available', the 'Offset' feature is selected.

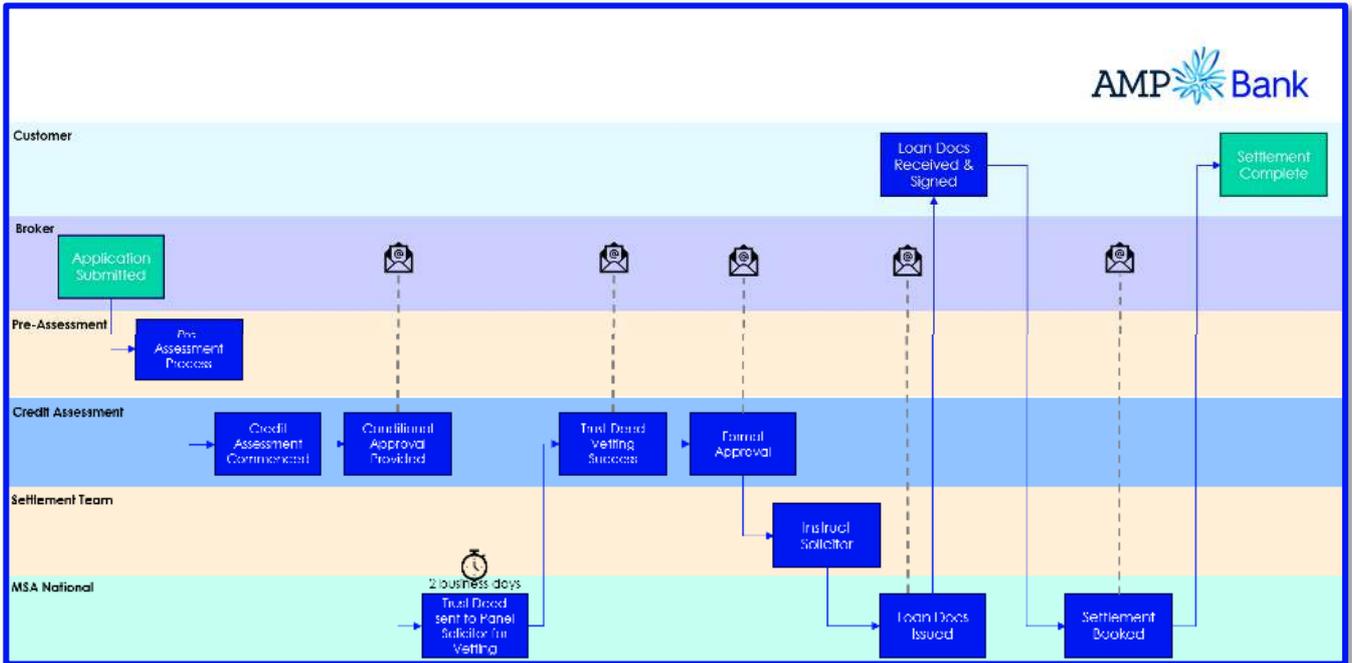
3. For purposes, enter what are the available Deposits and contributions (for purchases).

Example

Supporting Documents Section

| Process | Explanations & Screens |
|--|------------------------|
| <p>In the Supporting Docs section ensure you:</p> <ul style="list-style-type: none"> • Upload the Trust Deeds <p>Once you generate the Supporting Document Checklist, you'll see an SMSF section with two types of document requirements:</p> <ul style="list-style-type: none"> ○ Mandatory documents ○ Requested documents (may be required in specific scenarios) <p>Please review the checklist and upload all Mandatory documents to submit your application.</p> <p>To avoid delays, make sure you upload the correct documents and confirm all deeds are dated, signed, completed, and correctly witnessed.</p> | <p>Example</p> |

Next steps



Further Information

If you have any questions about the Escalation Process:



- Refer to Team Co-ordinator/Manager

Material design: Sign-Off details

| Name | Role | Version | Date Sign-off | Name of Sign Off officer and Role |
|---|--|------------------|---------------|--|
| Edwin Mak Aldwin Calubad Neridah Parker | Senior Business Analyst Assistant Product Manager Business Improvement Manager | 1.0 | November 2025 | Sukanya Venkataraman – Senior Team Manager Richard Pemberton – Risk Manager |
| Current Status of Document | | Active | | |
| Next review Date | | November 2026 | | |