

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.

Note for Pre-Approvals: Not all documents may be finalised at this stage. Customers can submit a draft Bare Trust deed and provide the contract of sale once available.

3. Access Loanapp

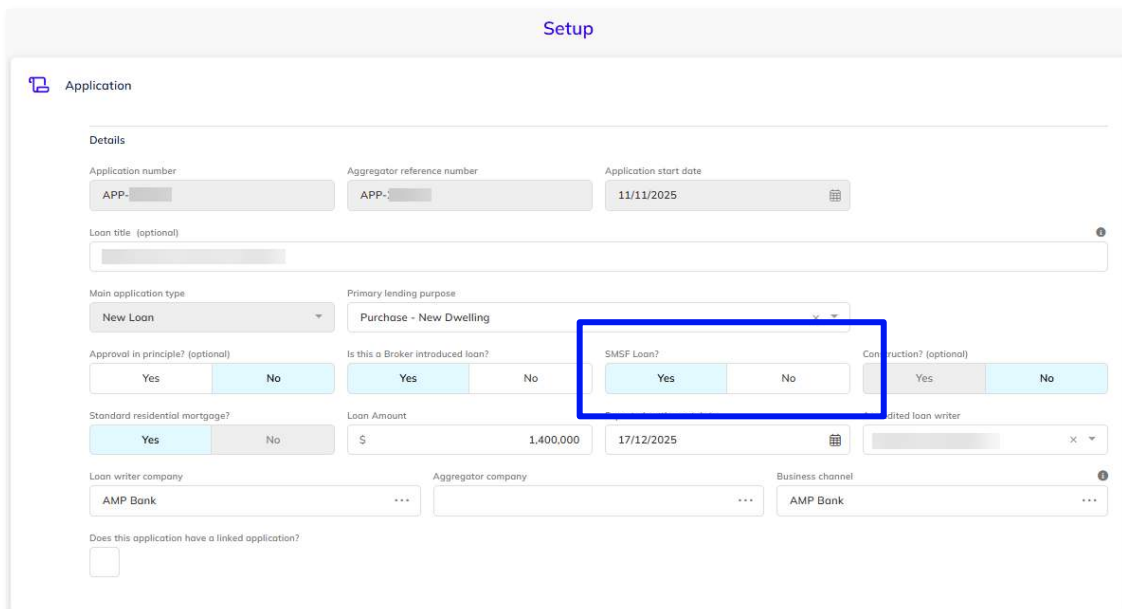
- Log in to the AMP Bank Broker Platform (Loanapp) using your broker credentials or launch the application from CRM. Complete and review all sections of the application form.
- Address any blue validation prompts or red error messages for missing or incorrect information before submitting the application.

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.

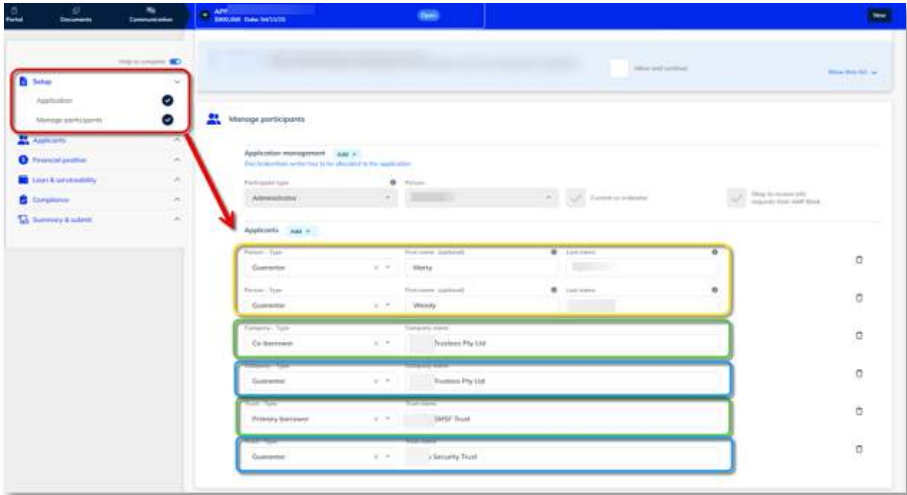
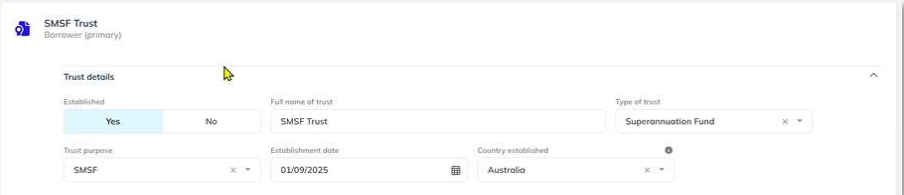
Example

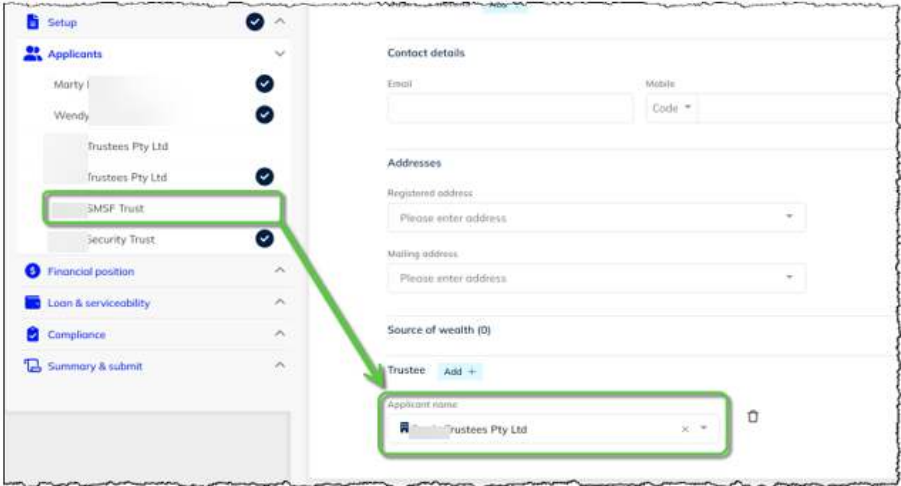
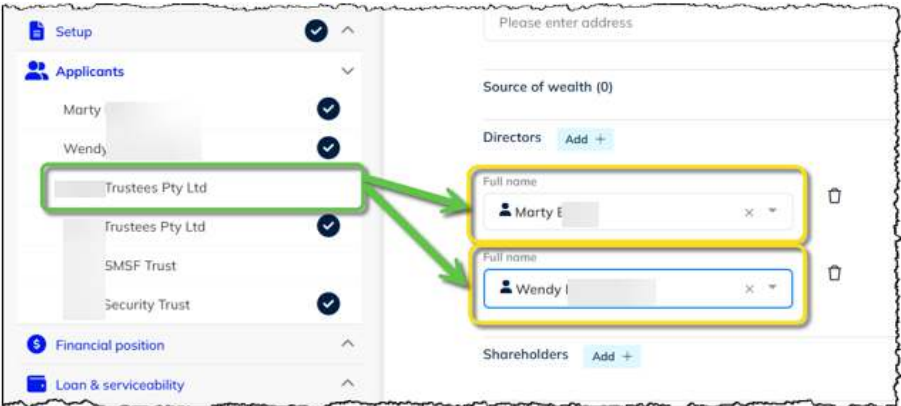
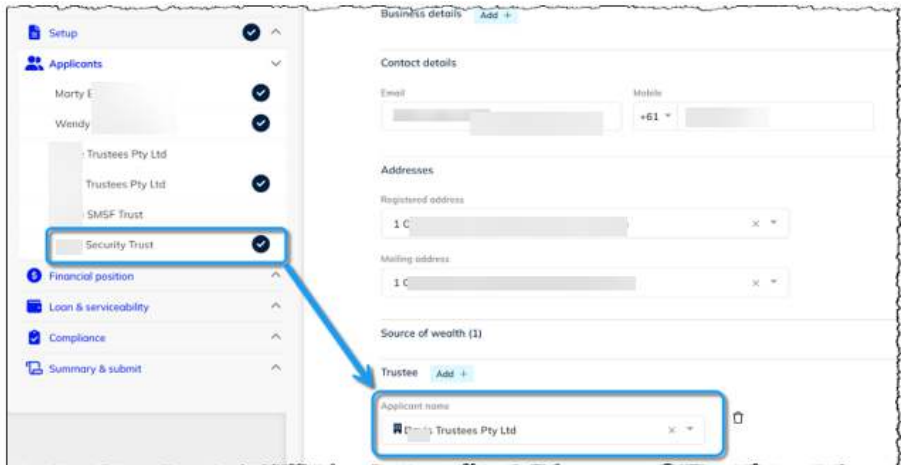


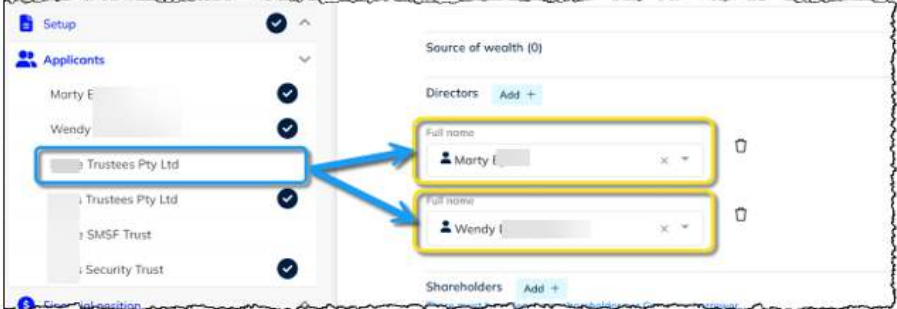
The screenshot shows the 'Setup' page of the Loanapp application form. The 'Details' section includes fields for Application number, Aggregator reference number, and Application start date. The 'Main application type' is set to 'New Loan' and the 'Primary lending purpose' is 'Purchase - New Dwelling'. The 'SMSF Loan?' question is highlighted with a blue box, and the 'Yes' option is selected. Other questions include 'Approval in principle?', 'Is this a Broker introduced loan?', 'Standard residential mortgage?', and 'Construction?'. The 'Loan Amount' is \$1,400,000 and the 'Application start date' is 17/12/2025. The 'Loan writer company' and 'Aggregator company' are both set to '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												
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<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

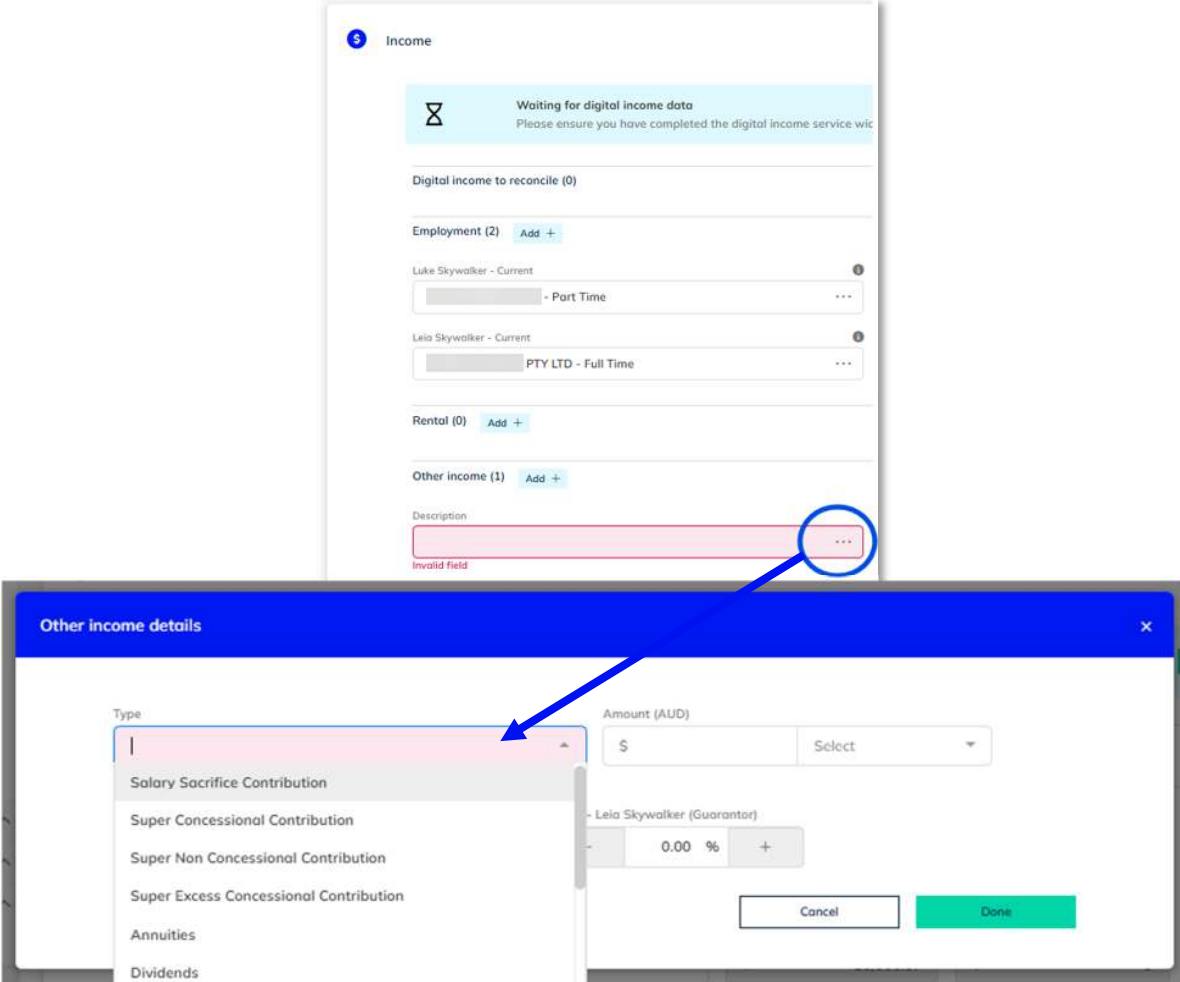
1. Income

- 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.



Income

Waiting for digital income data
Please ensure you have completed the digital income service with your employer.

Digital income to reconcile (0)

Employment (2) [Add +](#)

Luke Skywalker - Current
- Part Time

Leia Skywalker - Current
PTY LTD - Full Time

Rental (0) [Add +](#)

Other income (1) [Add +](#)

Description
Invalid field

Other income details

Type
Salary Sacrifice Contribution

Super Concessional Contribution

Super Non Concessional Contribution

Super Excess Concessional Contribution

Annuities

Dividends

Amount (AUD)
\$ Select

0.00 % +

Cancel Done

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



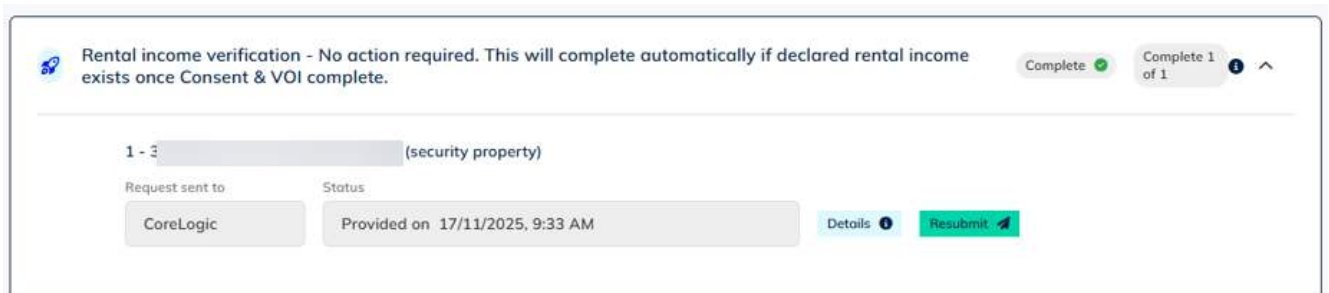
Other commitments/ SMSF operating expenses (1) \$ 1,000 Monthly x v




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



Rental income verification - No action required. This will complete automatically if declared rental income exists once Consent & VOI complete. Complete  Complete 1 of 1  

1 - 3 (security property)

Request sent to	Status	Details	Resubmit
CoreLogic	Provided on 17/11/2025, 9:33 AM		

- 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.
- b. If a valuation has already been ordered, link it to the application using the Request or Retrieve Valuation widget.

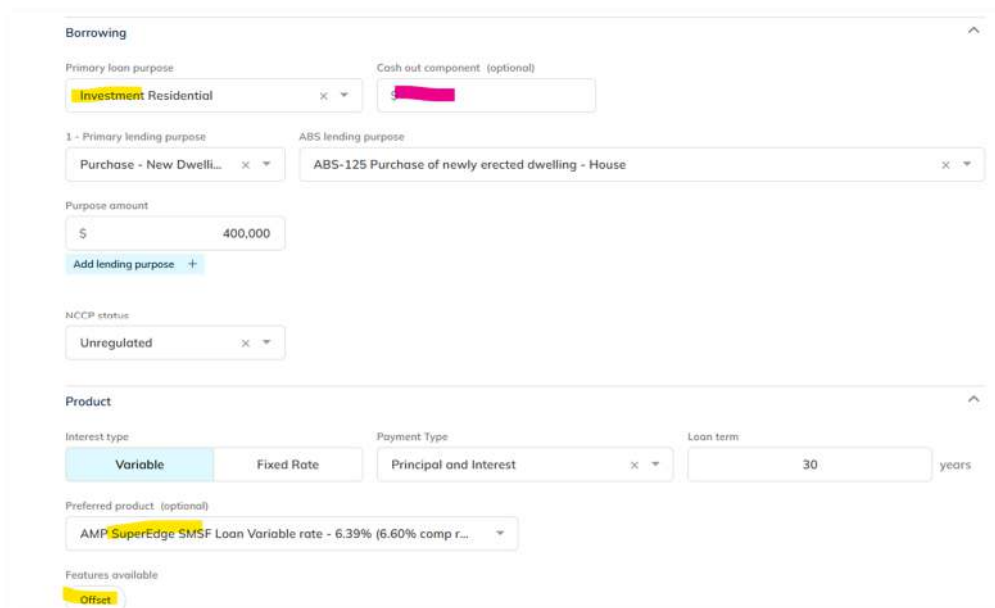
Example



2. Loan requirements

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

Example

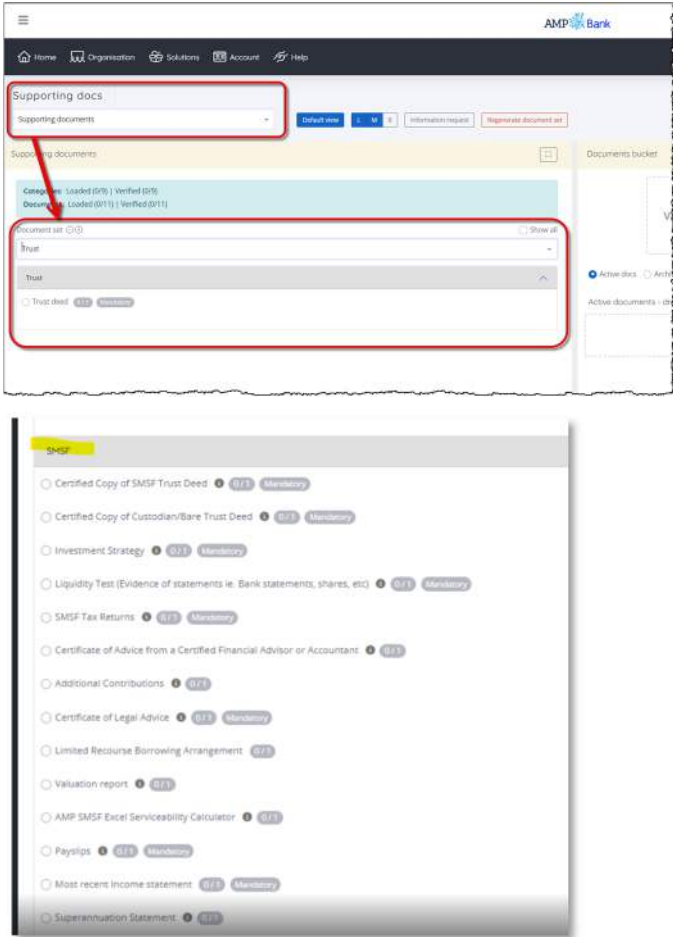


- For purposes, enter what are the available Deposits and contributions (for purchases).
Input Other contributions – such as SMSF savings to complete the purchase.

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

