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.
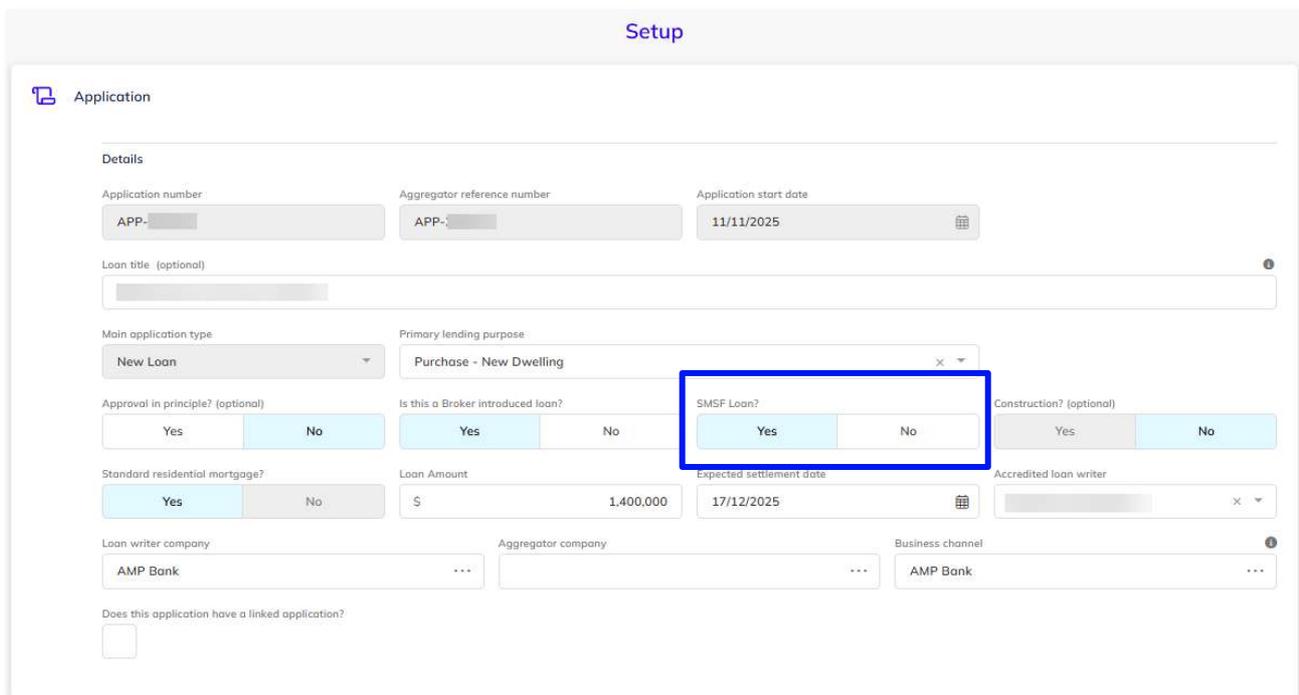
3. **Access Loanapp**

   - 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.

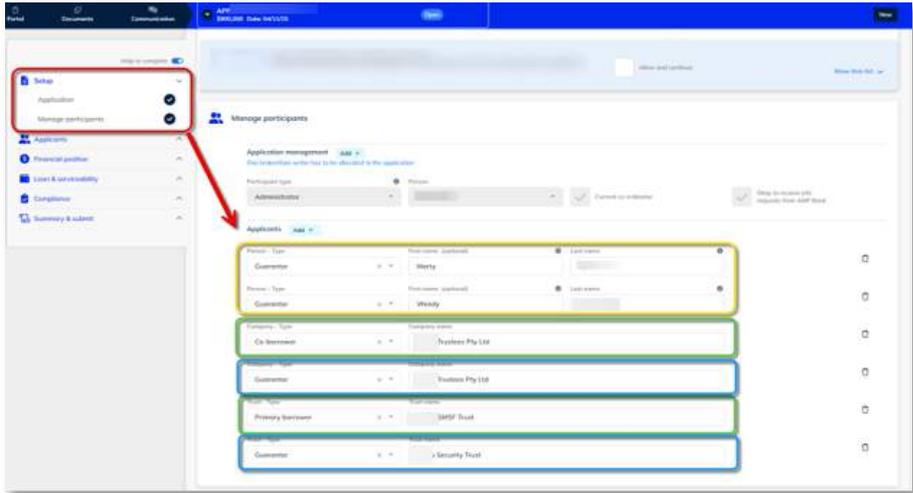- Choose the SMSF application type at the start of the application process.
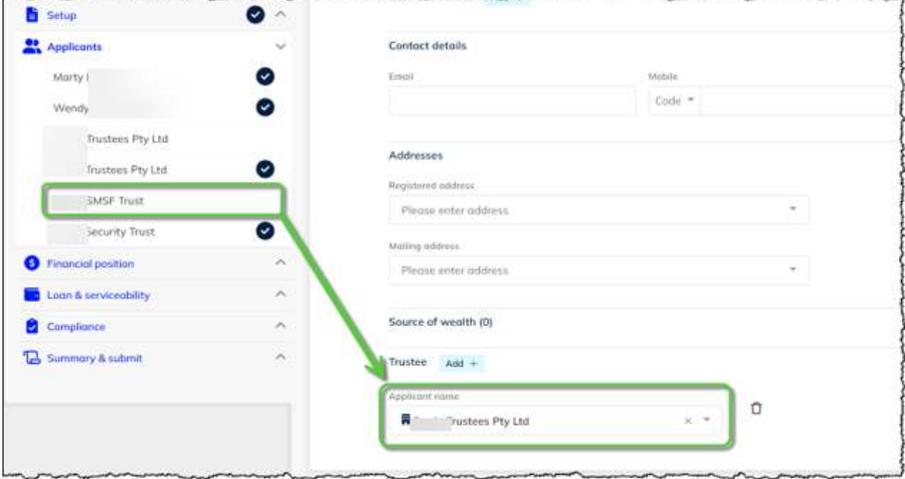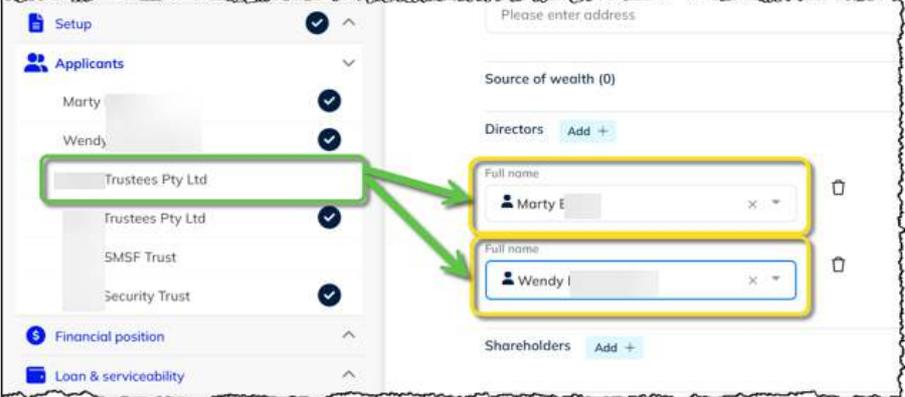
Example

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
In Setup > Manage Participants, go to the Applicants section and select "Add+" to add all applicants.	IMPORTANT: Add all Trusts, Individual Trustees, Company Trustees and all Company Trustee Directors as applicants in this step. The following roles must be assigned to the parties involved: **Applicant / Applicant Type table below**
SMSF Trust Applicant	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. **Example**

Table within first row:

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

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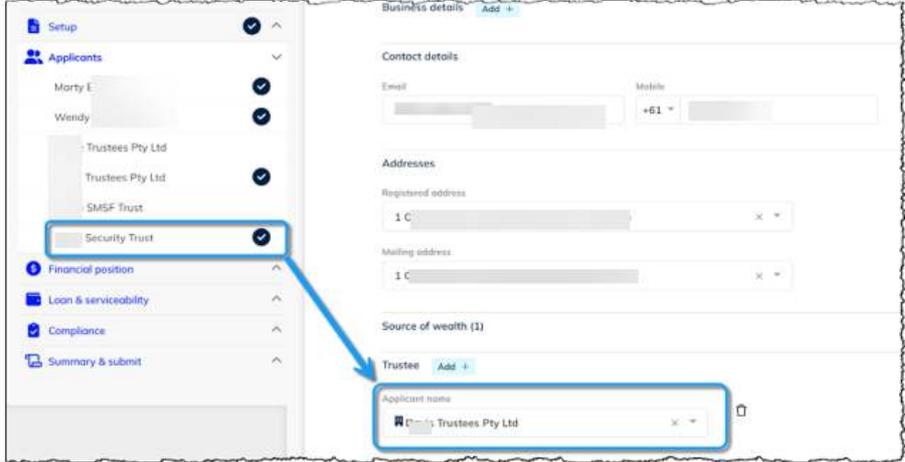
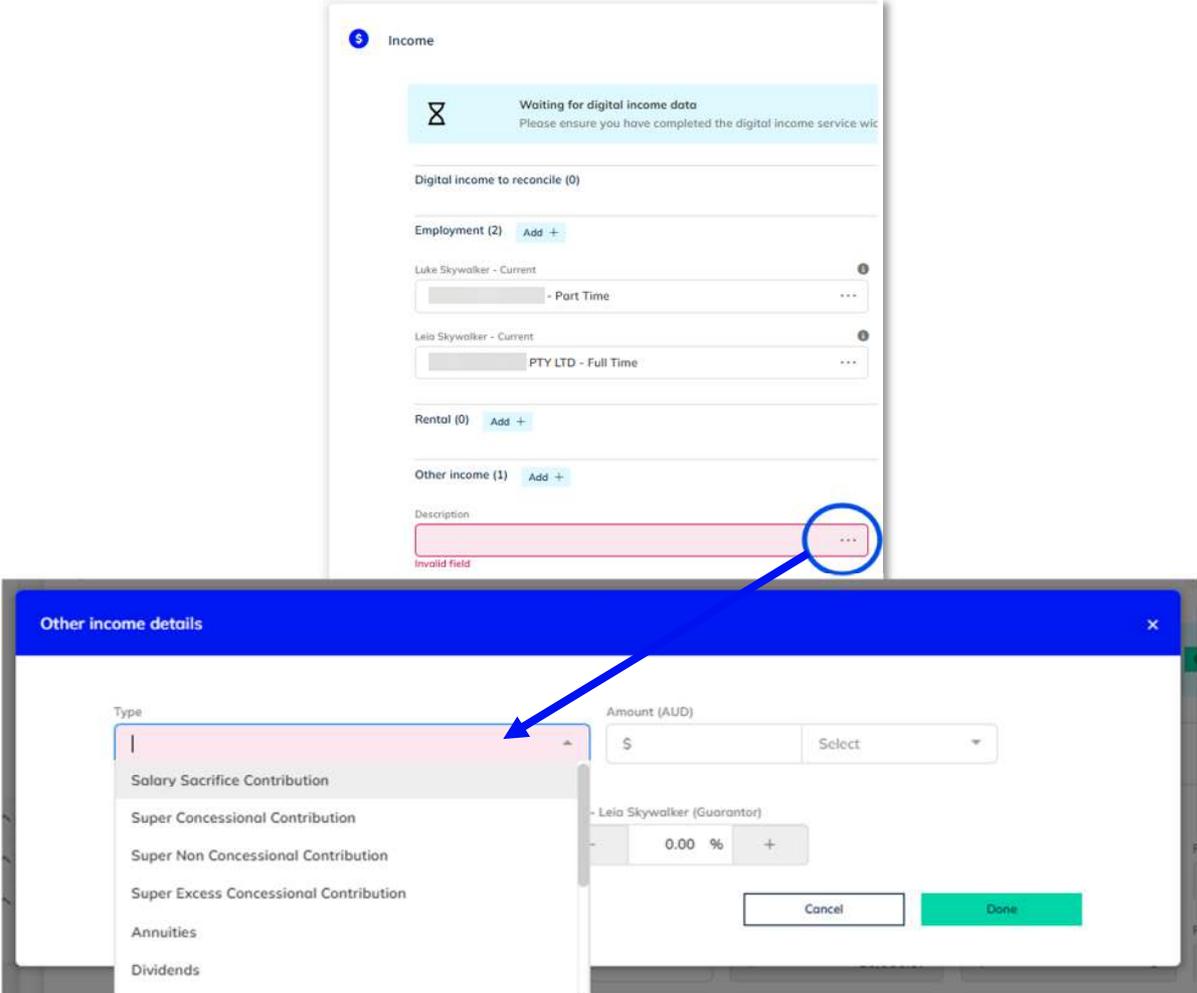| Process	Explanations & Screens
Company Trustee of the Bare/Security Trust Applicant	When you reach the Company Trustee for the Bare/Security Trust, you must associate the Individual Directors. **Example**
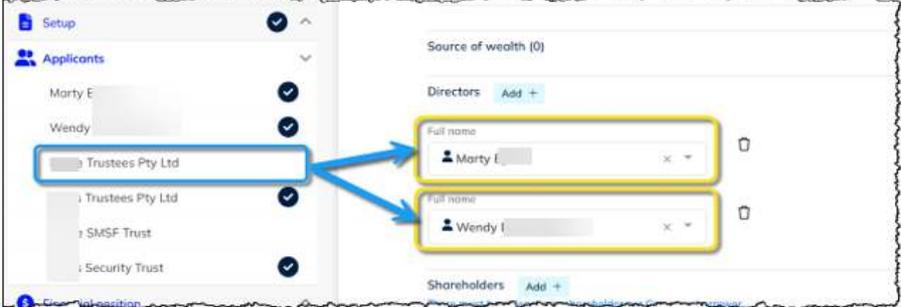
Financial Position

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.

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.
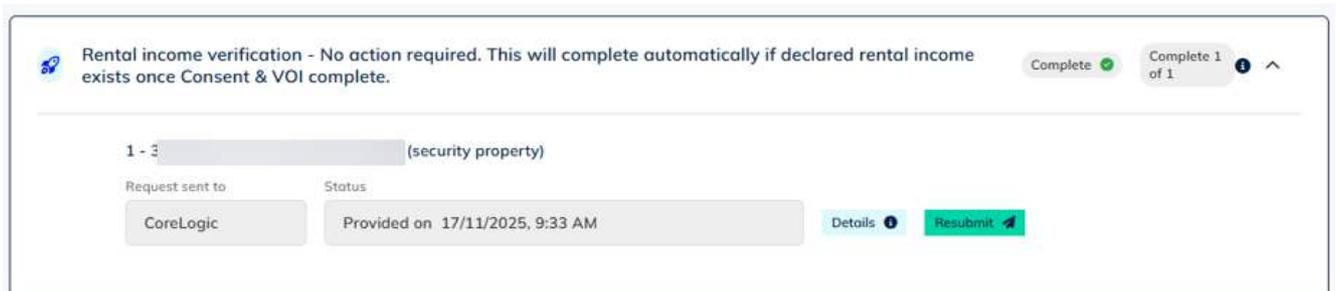
Example

Other commitments/ SMSF operating expenses (1)		$	1,000	Monthly	× ▾	⌄

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

CoreLogic   Provided on 17/11/2025, 9:33 AM   Details ⓘ   Resubmit ➤

- 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

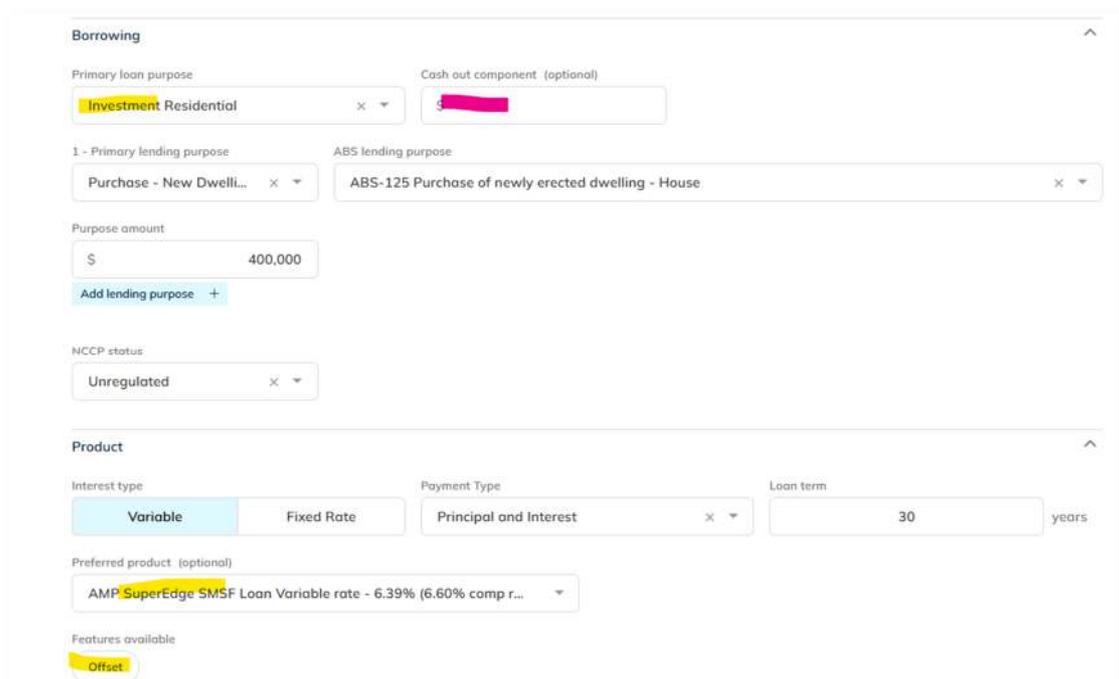   a. Valuation must be ordered via Loanapp.

Example

2. Loan requirements

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

Example

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

Example

Supporting Documents Section

Process	Explanations & Screens

In the Supporting Docs section ensure you:
 	
    • Upload the Trust Deeds
 	
Once you generate the Supporting Document Checklist, you'll see an SMSF section with two types of document requirements:
 	
    ○ **Mandatory** documents
    ○ **Requested** documents (may be required in specific scenarios)
 	
Please review the checklist and upload all **Mandatory** documents to submit your application.
 	
To avoid delays, make sure you upload the correct documents and confirm all deeds are dated, signed, completed, and correctly witnessed.
	Example

Next steps
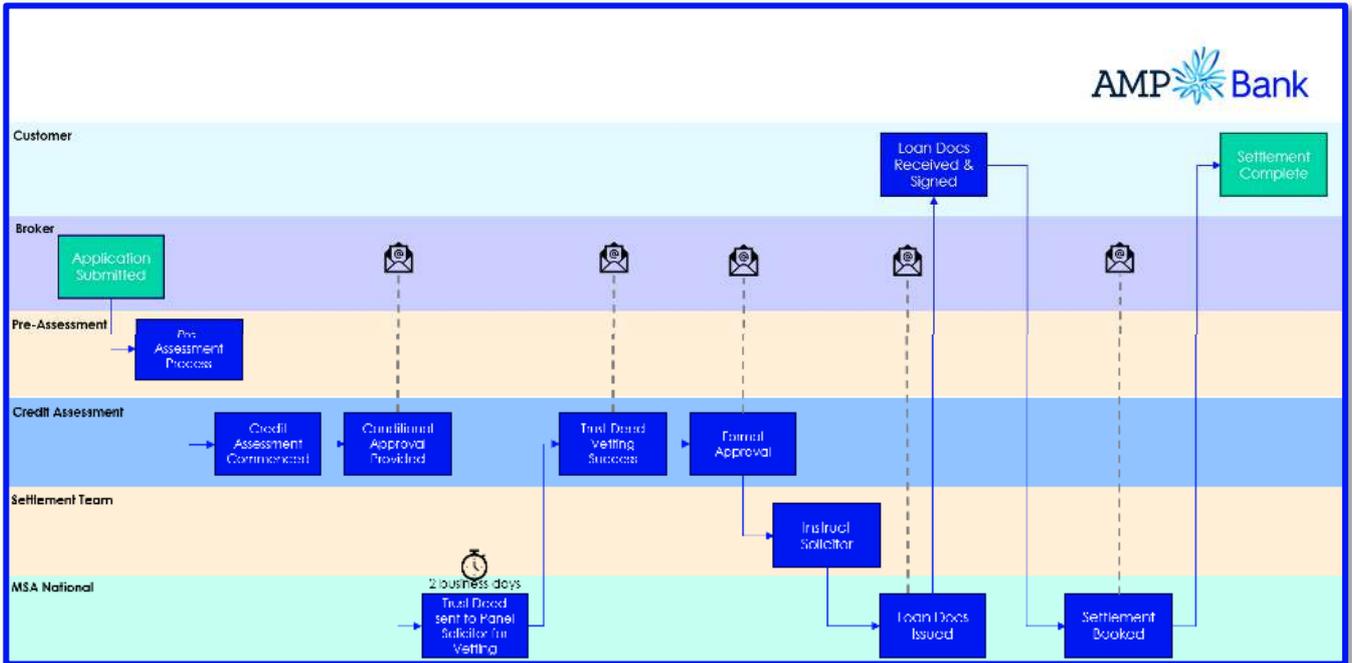
Further Information

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			