



# Loanapp | Servicing

## Tips & Hints

# Servicing | Tips & Hints

**When to Use Manual Excel Serviceability Calculator?** Follow below.

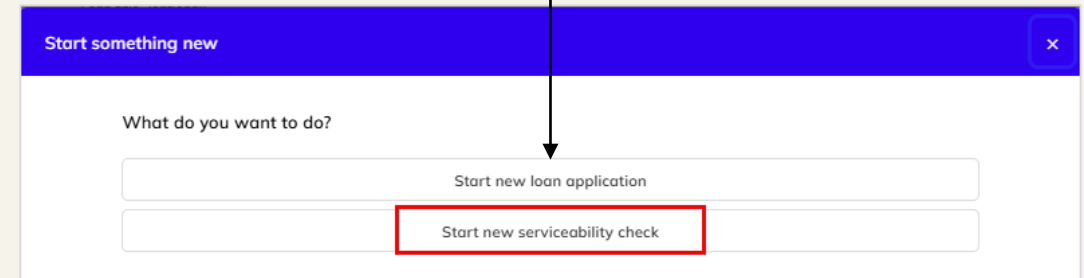
## Servicing Calculator:

Utilise Manual Excel Serviceability Calculator for

1. Self Employed Income
2. Common Debt Reducer

## Serviceability Check:

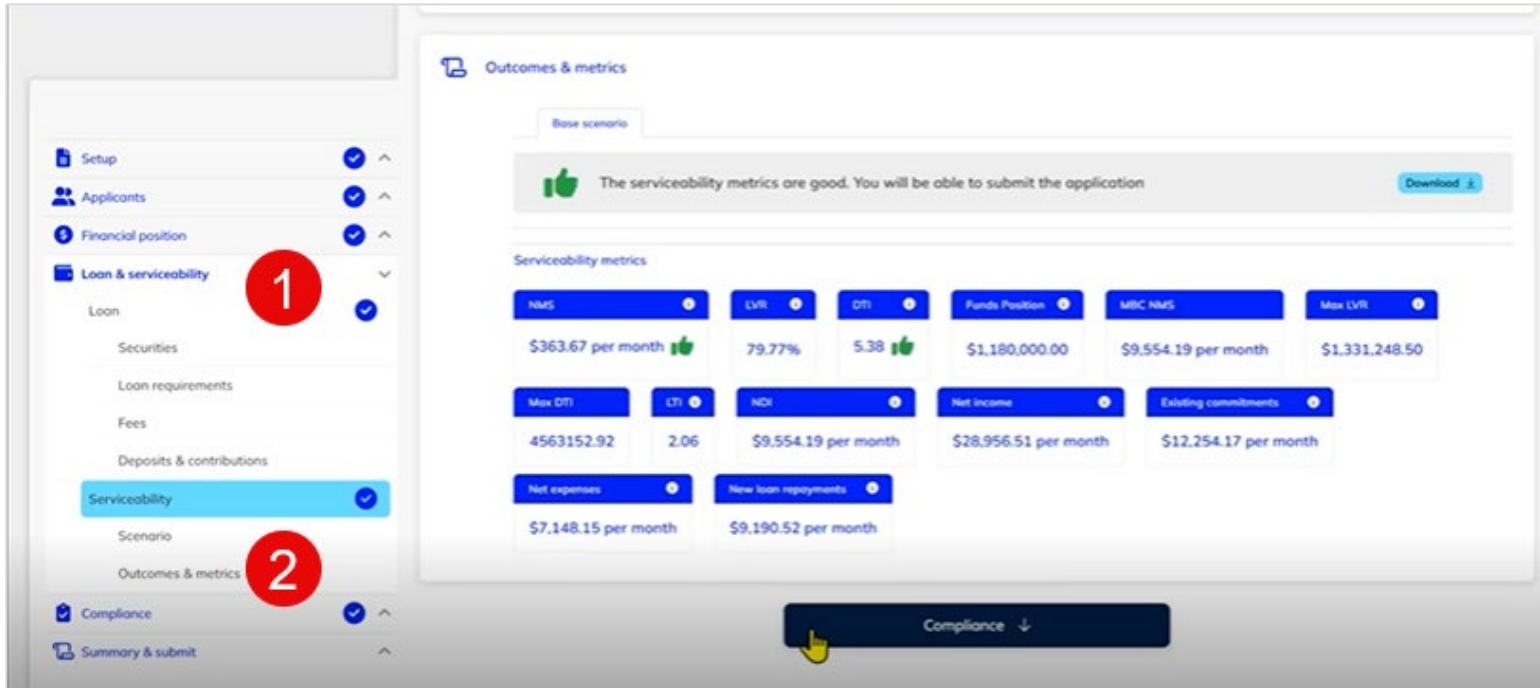
Launch Loanapp



The screenshot shows a web interface for 'Start something new'. It has a blue header bar with a close button (X). Below the header, the text 'What do you want to do?' is displayed. There are two input fields: 'Start new loan application' and 'Start new serviceability check'. The second field is highlighted with a red border. An arrow points from the text 'Launch Loanapp' to the 'Start new serviceability check' button.

# Servicing | Tips & Hints

Excel Servicing Calculator not Matching Loanapp? Try below to resolve the discrepancy.



**Outcomes & metrics**

Base scenario

The serviceability metrics are good. You will be able to submit the application

Download

**Serviceability metrics**

NMS	LVR	DTI	Funds Position	MBC NMS	Max LVR
\$363.67 per month	79.77%	5.38	\$1,180,000.00	\$9,554.19 per month	\$1,331,248.50

Max DTI	LT1	NDI	Net income	Existing commitments
4563152.92	2.06	\$9,554.19 per month	\$28,956.51 per month	\$12,254.17 per month

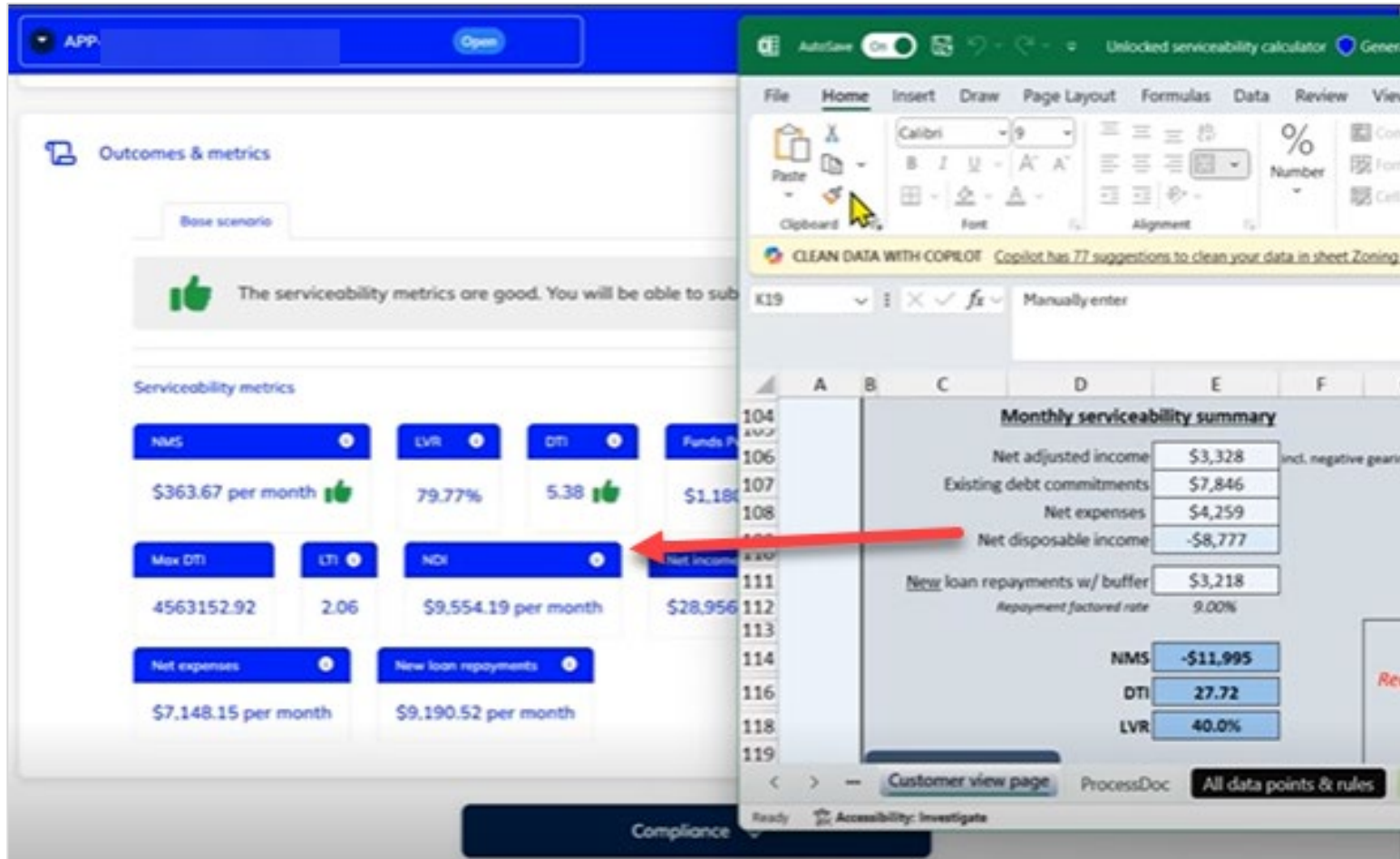
Net expenses	New loan repayments
\$7,148.15 per month	\$9,190.52 per month

Compliance

1. Locate application and navigate to Loan & Serviceability section
2. Go to Outcomes & metrics
3. Compare the Excel serviceability calculator against the metrics

# Servicing | Tips & Hints

Excel Servicing Calculator not Matching Loanapp? Try below to resolve the discrepancy.



The screenshot shows the Loanapp Servicing interface on the left and an Excel spreadsheet on the right. The Loanapp interface displays serviceability metrics, including NMS (\$363.67 per month), LVR (79.77%), DTI (5.38), and Net Income (\$1.18). The Excel spreadsheet shows a 'Monthly serviceability summary' with the following values:

Net adjusted income	\$3,328	incl. negative gearing
Existing debt commitments	\$7,846	
Net expenses	\$4,259	
Net disposable income	-\$8,777	
New loan repayments w/ buffer	\$3,218	
Repayment factored rate	9.00%	
NMS	-\$11,995	
DTI	27.72	
LVR	40.0%	

A red arrow points from the 'Net Income' field in the Loanapp interface to the 'Net disposable income' field in the Excel spreadsheet, highlighting the discrepancy.

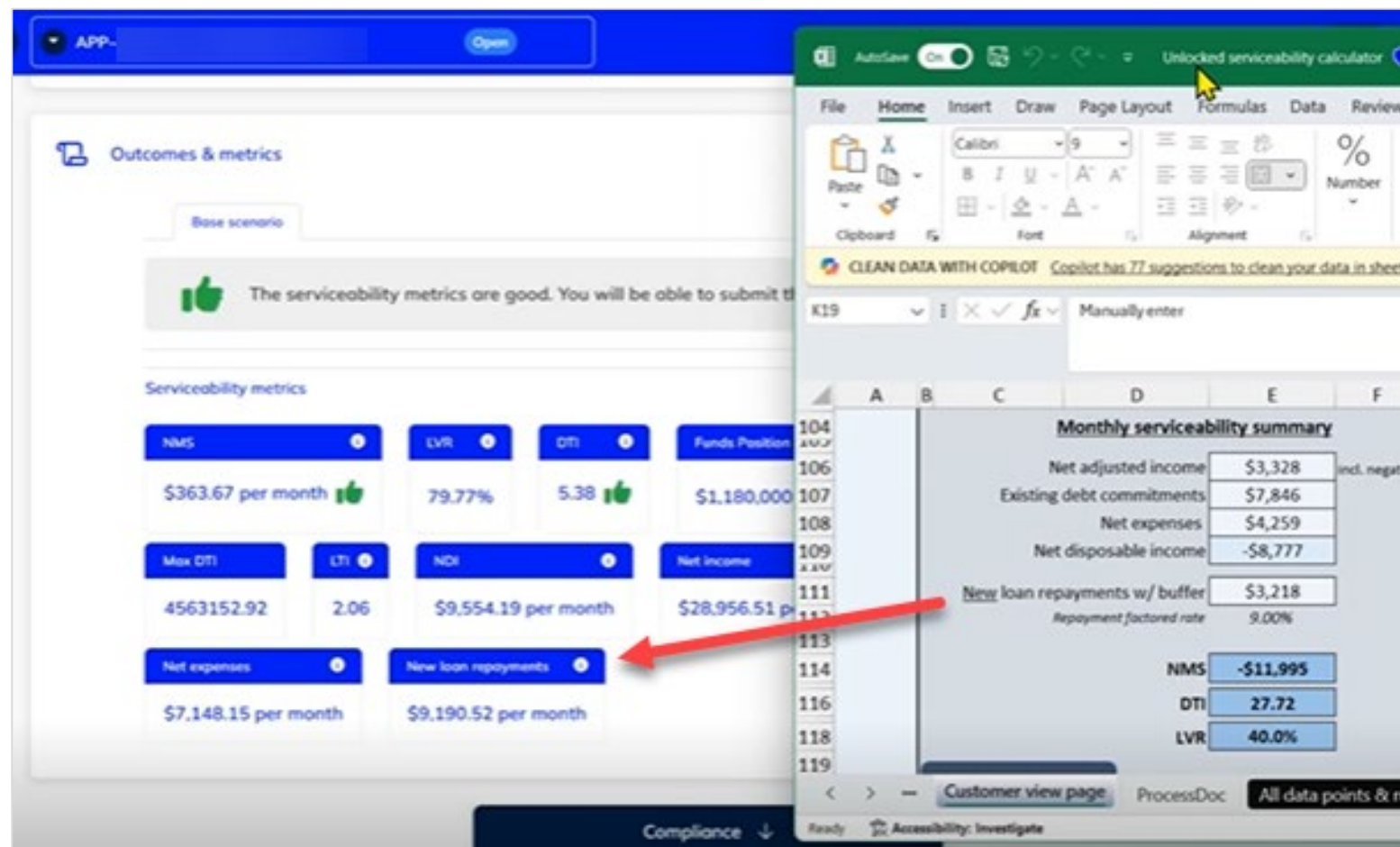
## 1. Check NDI – Net Disposable Income

If this matches, that means income has been entered correctly in Loanapp and matches excel.

If this doesn't match, go to Financial Position and review all income loaded matches the Excel calculator. Correct any income in Loanapp that doesn't match the Excel calculator.

# Servicing | Tips & Hints

Excel Servicing Calculator not Matching Loanapp? Try below to resolve the discrepancy.



The screenshot displays the Loanapp Servicing interface on the left and an Excel spreadsheet on the right. The Loanapp interface shows serviceability metrics, including NMS (\$363.67 per month), LVR (79.77%), DTI (5.38), Funds Position (\$1,180,000), Max DTI (4563152.92), LTI (2.06), NOI (\$9,554.19 per month), Net income (\$28,956.51 per month), Net expenses (\$7,148.15 per month), and New loan repayments (\$9,190.52 per month). The Excel spreadsheet, titled 'Monthly serviceability summary', shows a discrepancy in the 'New loan repayments w/ buffer' value, which is \$3,218. A red arrow points from the 'New loan repayments' button in the Loanapp interface to the 'New loan repayments w/ buffer' cell in the Excel spreadsheet.

Monthly serviceability summary	
Net adjusted income	\$3,328
Existing debt commitments	\$7,846
Net expenses	\$4,259
Net disposable income	-\$8,777
New loan repayments w/ buffer	\$3,218
Repayment factored rate	9.00%
NMS	-\$11,995
DTI	27.72
LVR	40.0%

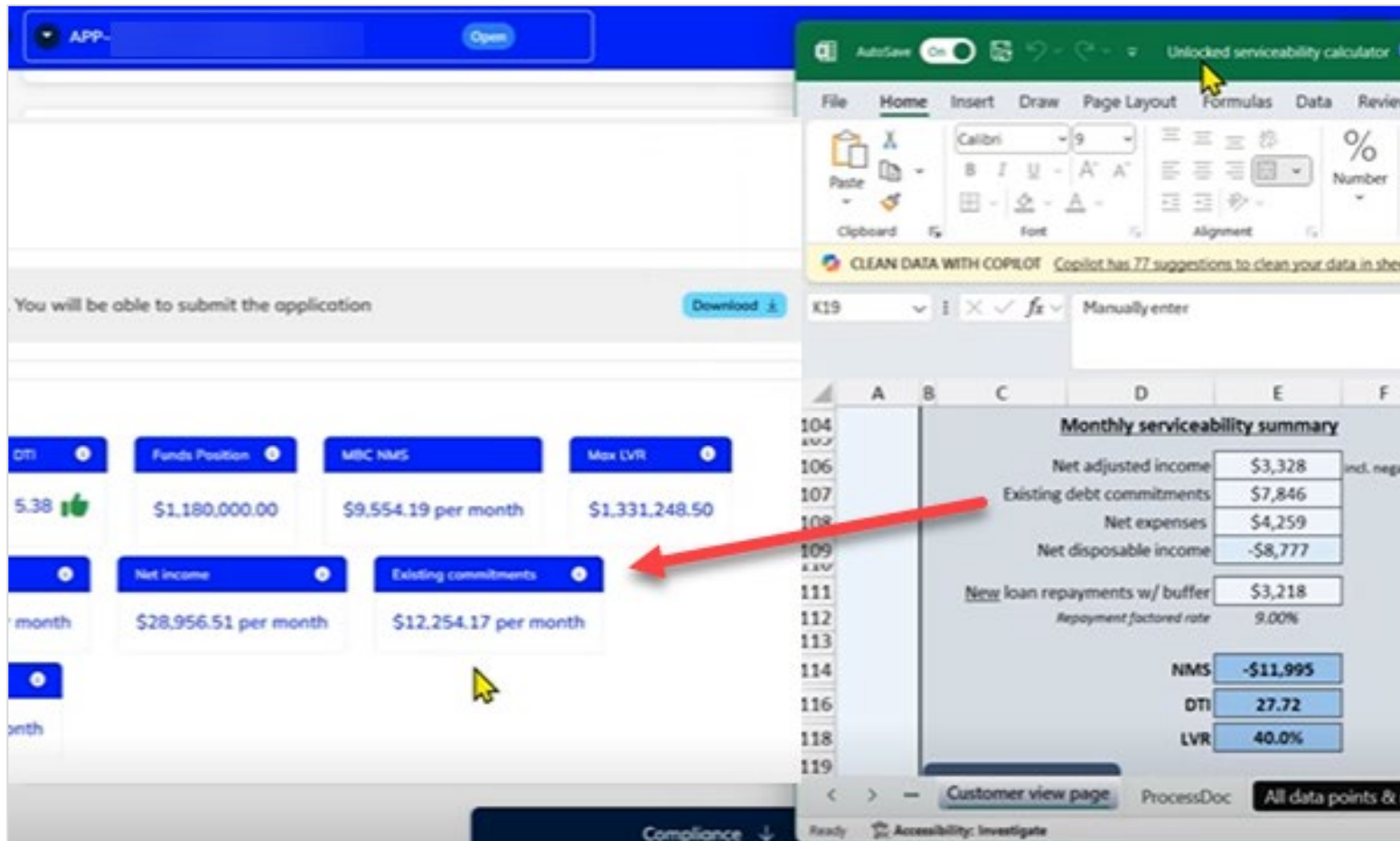
## 1. Check New Loan Repayments

If this matches, that means interest rate and product details have been entered in Loanapp correctly and matches excel.

If this doesn't match, review the Loan & Serviceability section to ensure correct loan details has been selected i.e., product and interest rate match.

# Servicing | Tips & Hints

Excel Servicing Calculator not Matching Loanapp? Try below to resolve the discrepancy.



The screenshot shows the Loanapp interface on the left and an Excel spreadsheet on the right. The Loanapp interface displays various financial metrics, including 'Existing commitments' at \$12,254.17 per month. The Excel spreadsheet, titled 'Monthly serviceability summary', shows a table with the following data:

Net adjusted income	\$3,328	incl. negat
Existing debt commitments	\$7,846	
Net expenses	\$4,259	
Net disposable income	-\$8,777	
New loan repayments w/ buffer	\$3,218	
Repayment factored rate	9.00%	
NMS	-\$11,995	
DTI	27.72	
LVR	40.0%	

A red arrow points from the 'Existing debt commitments' value in the Excel spreadsheet to the 'Existing commitments' field in the Loanapp interface, highlighting a discrepancy between the two values.

## 1. Check Existing (Debts) Commitments

If this matches, that means existing debt commitments have been entered in Loanapp correctly and matches excel.

If this doesn't match, review Financial Position section to ensure existing debt commitments matches the Excel calculator. Correct any debts/commitments in Loanapp that doesn't match the Excel calculator.



# Servicing | Tips & Hints

**Self Employed Income Calculation Issue with Add Backs?** Try below to resolve the discrepancy.

Example Only

Please use Self Employed calculator to determine Net Profit

1

Applicant type  
Type of trading entity  
Name of Company  
Year available (year)  
Level of ownership  
Mark if applicant has ownership  
Social information  
2024  
Operating net profit  
Adjusted Profit  
Addbacks  
Depreciation  
Amortisation of Goodwill  
One-off expenses  
Less Superannuation  
Total addbacks  
Total Business Income (Adj. Profit + Addbacks)  
Wages/salary  
2024  
Byron  
etc  
Total wages + other allowable payments received from this business  
Total employee wages  
Super contributions  
Share of profit + add  
Net Profit

2

Enter this total figure into Loanapp; there is no need to split the income into separate categories as all this was calculated in the NPBT in the manual excel calculator.

If you are using only one year's income, please enter the same NPBT figure for both years in Loanapp. This will help avoid any potential servicing impacts.

Occupation code (optional)  
3293-13 - Property Manager  
Business start date  
01/01/2021  
Industry (ANZSIC Category) (optional)  
Other Services  
Industry (ANZSIC Sub-category) (optional)  
Personal and Other Services  
Business details  
Net profit before tax  
\$ 116,598 FY 24/25  
Net profit before tax (optional)  
\$ 116,598 FY 23/24  
Accountant (optional)  
Select  
Add backs

# Servicing | Tips & Hints

**Self Employed Income Calculation Issue?** Try below to resolve the discrepancy.

Ensure there is NO shareholding percentages loaded in Loanapp for company or trusts

## Self Employed Income

In the scenario below, income is \$489,173 (as per the serviceability SE income calc), The customer is only a 50% shareholder however this has been factored in the calc

Check Loanapp, if the shareholding details are updated (50%), the system will apply 50% to the income entered \$489k (double dipping)

Id	Name	ProfitBeforeTaxServicingAmount	AddBacks\$
16658	(387606)	\$244,586.50	\$0.00

As a workaround, we need to delete the shareholding

Company name (optional) LSR TRANSPORT PTY LTD x ABN 25643139084 x AC

Address 41 Oakview Parade, CAROLINE SPRINGS VIC 3023 Au... x Office Phone +61 x

Shareholders

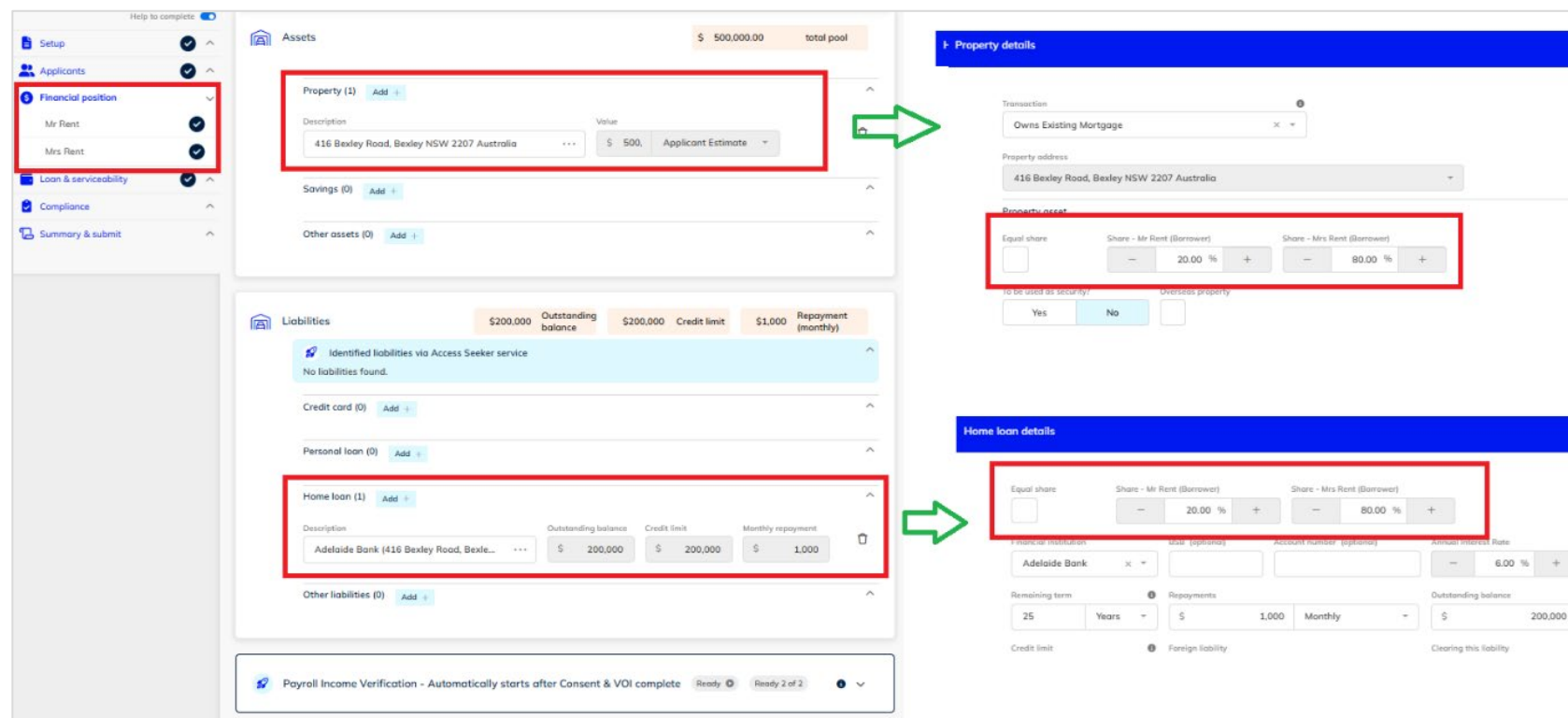
Name	Shareholding (optional)
Sukhpri Sandhu x	-- 50.00 % +

Add shareholders +



# Servicing | Tips & Hints

**Negative Gearing** | This is applied based on Ownership for both Loan and Property



The screenshot displays the AMP Bank servicing interface. On the left, a sidebar menu includes 'Setup', 'Applicants', 'Financial position', 'Loan & serviceability', 'Compliance', and 'Summary & submit'. The 'Financial position' section is expanded, showing 'Mr Rent' and 'Mrs Rent' with checkmarks. The main area is divided into 'Assets' and 'Liabilities' sections. The 'Assets' section shows a property at 416 Bexley Road, Bexley NSW 2207 Australia with a value of \$500,000. The 'Liabilities' section shows a home loan from Adelaide Bank with an outstanding balance of \$200,000 and a monthly repayment of \$1,000. Red boxes highlight the ownership details in both sections, and green arrows point to the 'Property details' and 'Home loan details' sections on the right.

**Property details**

Transaction: Owns Existing Mortgage

Property address: 416 Bexley Road, Bexley NSW 2207 Australia

**Property asset**

Equal share: ☐ Share - Mr Rent (Borrower): 20.00 % Share - Mrs Rent (Borrower): 80.00 %

**Home loan details**

Equal share: ☐ Share - Mr Rent (Borrower): 20.00 % Share - Mrs Rent (Borrower): 80.00 %

Financial institution: Adelaide Bank Account number: [redacted] Annual interest rate: 6.00 %

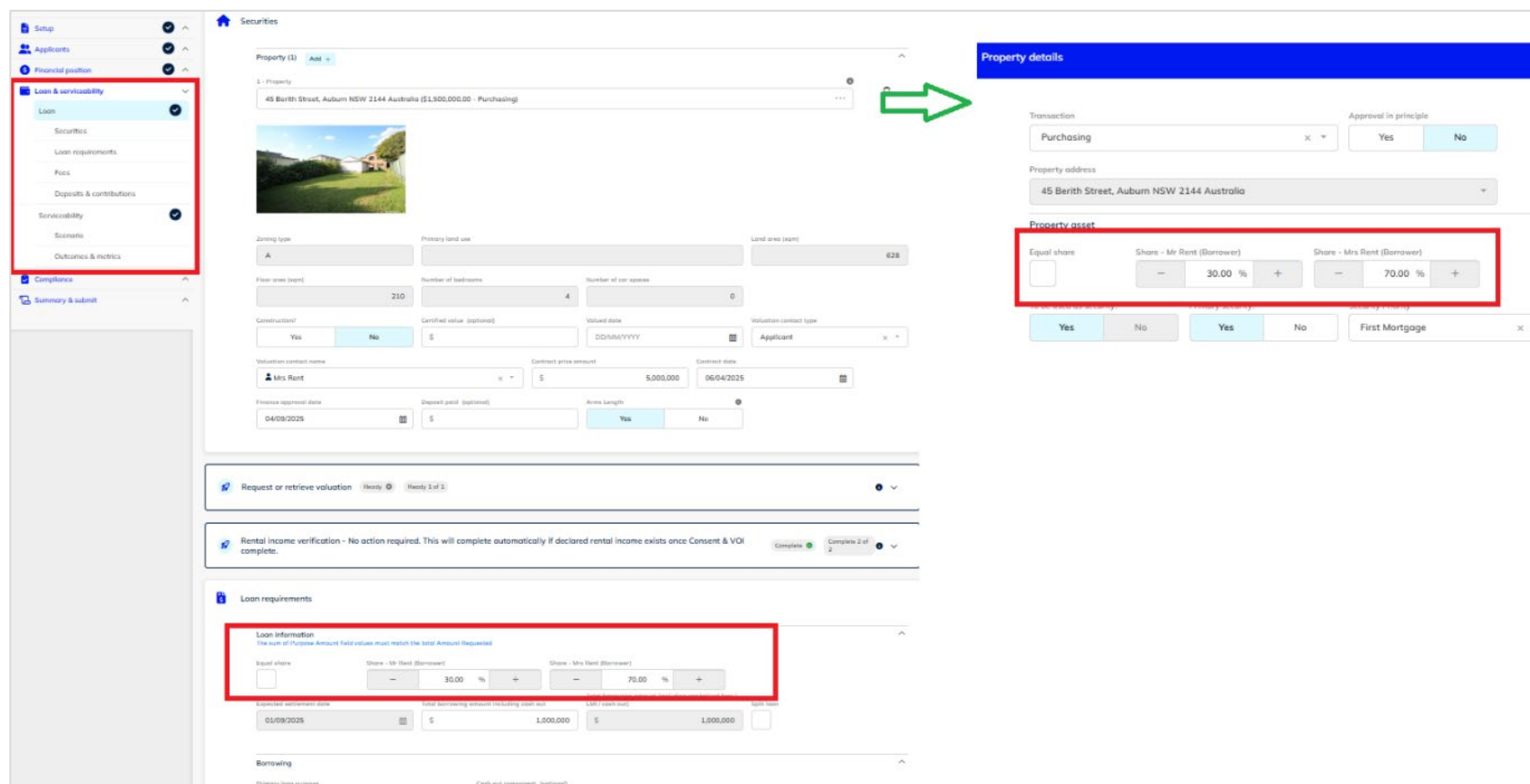
Remaining term: 25 Years Repayments: \$1,000 Monthly Outstanding balance: \$200,000

## For Existing Investment Properties:

Update the ownership details in both the Property (under Assets section) and the Home Loan (under Liabilities section) to reflect the correct ownership percentages.

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**Negative Gearing** | This is applied based on Ownership for both Loan and Property



The screenshot displays the AMP Bank Servicing interface. On the left, a sidebar menu shows 'Loan & servicing' selected, with 'Loan' highlighted. A green arrow points from the 'Loan' sub-section to the 'Property details' section. The 'Property details' section is highlighted with a red box. The 'Loan requirements' section is also highlighted with a red box.

**Property details**

Transaction: Purchasing (X) Approval in principle: Yes No

Property address: 45 Berith Street, Auburn NSW 2144 Australia

**Property asset**

Equal share: ☐ Share - Mr Rent (Borrower): 30.00 % Share - Mrs Rent (Borrower): 70.00 %

Yes No Yes No First Mortgage (X)

**Loan requirements**

**Loan information**

The sum of Purpose Amount field values must match the total Amount Requested

Equal share: ☐ Share - Mr Rent (Borrower): 30.00 % Share - Mrs Rent (Borrower): 70.00 %

Estimated settlement date: 01/09/2025 Total borrowing amount (including cash cost) \$ 1,000,000 LMI (cash cost) \$ 1,000,000

Borrowing

Primary loan purpose: Cash out settlement (optional)

## For New Investment Property Purchases:

Update the ownership details in the **Property** section (under Securities) and the **Loan Information** to ensure they match the intended ownership structure.

