

SMSF Loan | Lending Criteria



1. **SMSF Corporate Trustees only**
2. **Loan Purpose**
 - Purchase and Refinance (dollar to dollar – no cash out)
3. **Repayment type**
 - Principal and Interest
 - Interest only (up to 5 years)
4. **LVR**
 - Up to 80%
5. **Interest Rate Type**
 - Variable
6. **Security**
 - Zone 1, 2, and selected Perth Zone 3 metropolitan (Higher DLA required)
 - Off the plan, construction or land loan not allowed
 - One security per loan
 - No commercial buildings
 - No owner occupied
 - No rural, rural-residential, commercial
 - Pre-Approval available (TBA security accepted)



1. **Maximum Loan Amount**
 - \$2,500,000 for Zone1/2
 - \$2,000,000 for High Density
2. **Minimum Loan Amount**
 - \$200,000
3. **Net Asset Test - \$250,000 (Minimum fund size at assessment)**
4. **5% Liquidity Test (of loan amount, post settlement)**
5. **Offset Available. No Redraw**
6. **Fees**
 - \$950 settlement fee
 - \$10 monthly account management fee
 - At cost – Solicitor fees (up to \$2,500)

SMSF Loan | Submission Documents



SMSF Documentary requirements:

1. Certified copy of SMSF Trust Deed (Mandatory)
2. Certified copy of Custodian/Bare Trust Deed (Mandatory)
3. Investment Strategy
4. Certificate of Advice from a Certified Financial Advisor or Accountant
5. Additional Contributions Evidence (such as Superannuation Statement), if required
6. Certificate of Legal Advice (Mandatory)
7. Valuation Report
8. AMP SMSF Excel Serviceability Calculator
9. Payslips (Mandatory for PAYG)
10. Most recent income statement (Mandatory if less than 3 months YTD)



Additional Documentary requirements:

1. Proof of Rental income (If system unable to validate)
2. Contract of Sale (for purchase)
3. Self Employed Docs (if self employed)
4. Personal Guarantor's Statement of Position Declaration
5. Refinance statements (six months)

Asset Test, Liquidity Test, & Interest/Dividend Income documentary requirements:

Established funds:

1. Latest SMSF Financial Statements (showing net assets)
2. (Optional) Most recent SMSF Bank Statement (if net assets < \$250,000)

New funds:

1. Latest SMSF Bank Statement (showing member contributions/rollovers); and/or
2. Member Rollover Statements (from other super funds); and
3. Accountant's letter confirming initial balances and no liabilities