



AMP Bank Broker Platform

SMSF Loan Training

Different by design

AMP  Bank

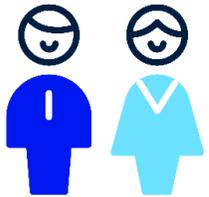
Learning Objectives

- What is an SMSF
- Understanding SMSF Loan structure
- SMSF Offset account
- Lending criteria
- Scope
- Application flow
- Support
- FAQs



SMSF Loan | Building Wealth Through Property

Customers use their SMSF to invest in residential property, aiming for long-term capital growth and rental income. Brokers assist customers in structuring SMSF loans to meet compliance and lending requirements.



Allows customers to diversify their super investments into residential property.



Rental income and capital gains are taxed at concessional super rates.



Helps customers grow their retirement savings through property ownership within their SMSF.

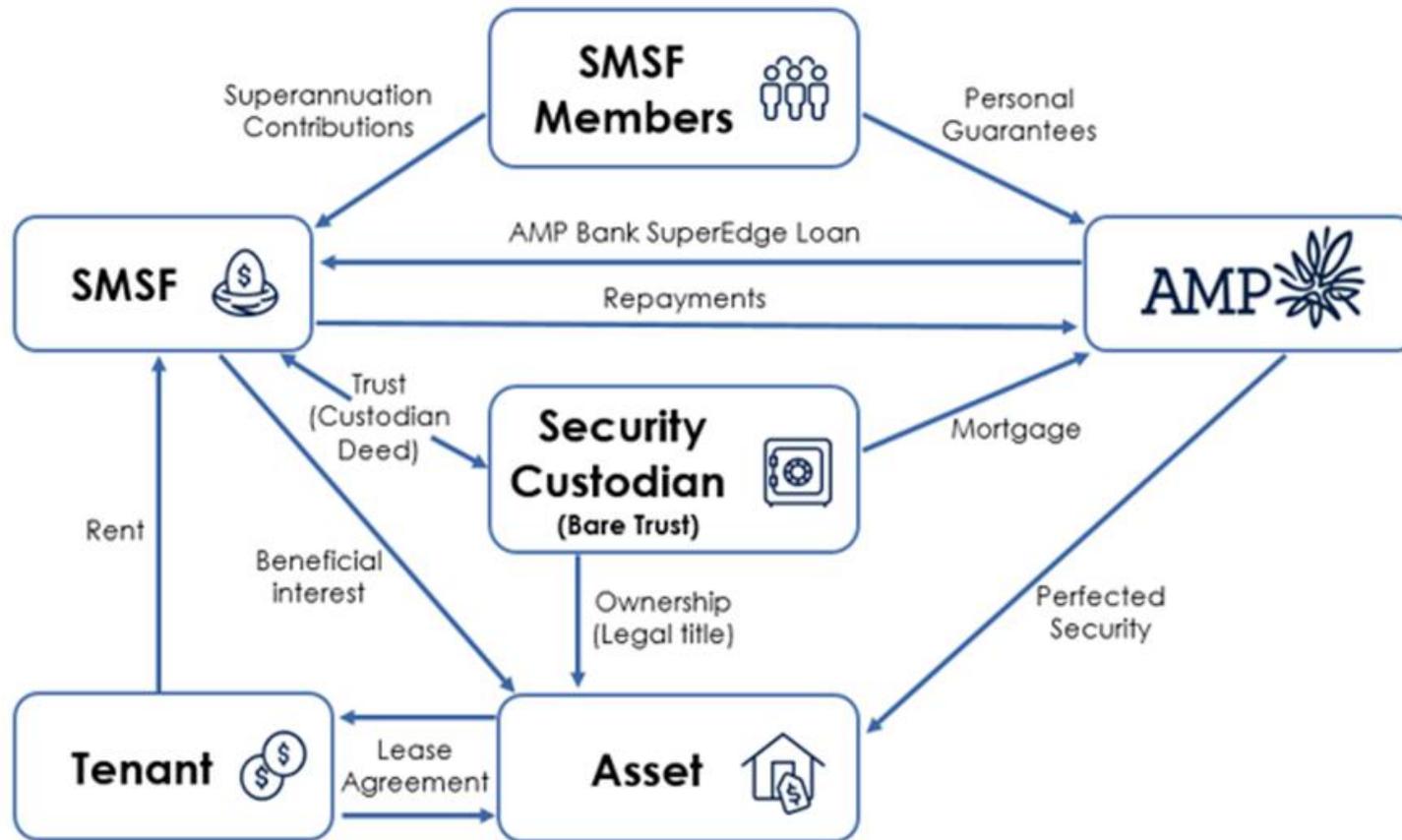


What is an SMSF Loan?

An SMSF (Self-Managed Super Fund) loan allows the fund to borrow money to invest in property. This borrowing is often structured through a Limited Recourse Borrowing Arrangement (LRBA), where the lender's recourse is limited to the asset purchased with the loan.

In this setup, the property is held by a separate bare trust on behalf of the SMSF, with the loan secured against the property held in trust.

SMSF Loan | Structure



AMP Bank SMSF Loan Structure

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

SMSF Loan | Acceptable Structure

Applicant Type	Applicant Loanapp	MSA Loan Documentation
Borrower	SMSF Trust	SMSF Trust displayed as "SMSF Corporate Trustee Pty Ltd ACN xxx xxx xxx ATF SMSF Trust"
Co-Borrowers	SMSF Corporate Trustee Pty Ltd	N/A
Guarantors	Bare/Custodian Trust	Bare/Custodian Trust displayed as "Bare/Custodian Corporate Trustee Pty Ltd ACN xxx xxx xxx ATF Bare/Custodian Trust"
Guarantors (Mortgagor)	Bare/Custodian Trustee Pty Ltd	N/A
Guarantors (Personal Guarantee)	SMSF Members/Directors	SMSF Members/Directors

SMSF Loan | Offset Account



The SMSF offset account is used to reduce interest on the SMSF's property loan and to manage transactions directly related to SMSF assets



The account must be used strictly in accordance with superannuation fund requirements



Personal, business (unrelated to the SMSF), or family use of superannuation guarantee contributions are strictly prohibited under the SIS Act



Improper use or non-compliance may result in account closure, notification to the ATO, and significant penalties

Note: The SMSF Offset will take up to 7 days to set up. You will not receive any offset benefit until we have set up your offset deposit account

What can an SMSF Offset be used for?

Please ensure you adhere to the following guidelines when using the AMP Bank SMSF Offset Account, in line with the requirements of the SIS Act:

All transactions must comply with the SIS Act and relevant regulations.

If you have any questions or require further clarification, please contact your AMP representative.

Confidential to AMP Bank Limited employees and originators only

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 and 2 only
 - Off the plan, construction or land loan not allowed
 - One security per loan
 - No commercial buildings
 - No owner occupied
 - No rural, rural-residential, commercial



- 1. Maximum Loan Amount**
 - \$2,500,000 for Zone 1/2
 - \$2,000,000 for High Density
- 2. Minimum Loan Amount**
 - \$300,000
- 3. Net Asset Test - \$300,000 (Minimum fund size at assessment)**
- 4. 10% Liquidity Test (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:

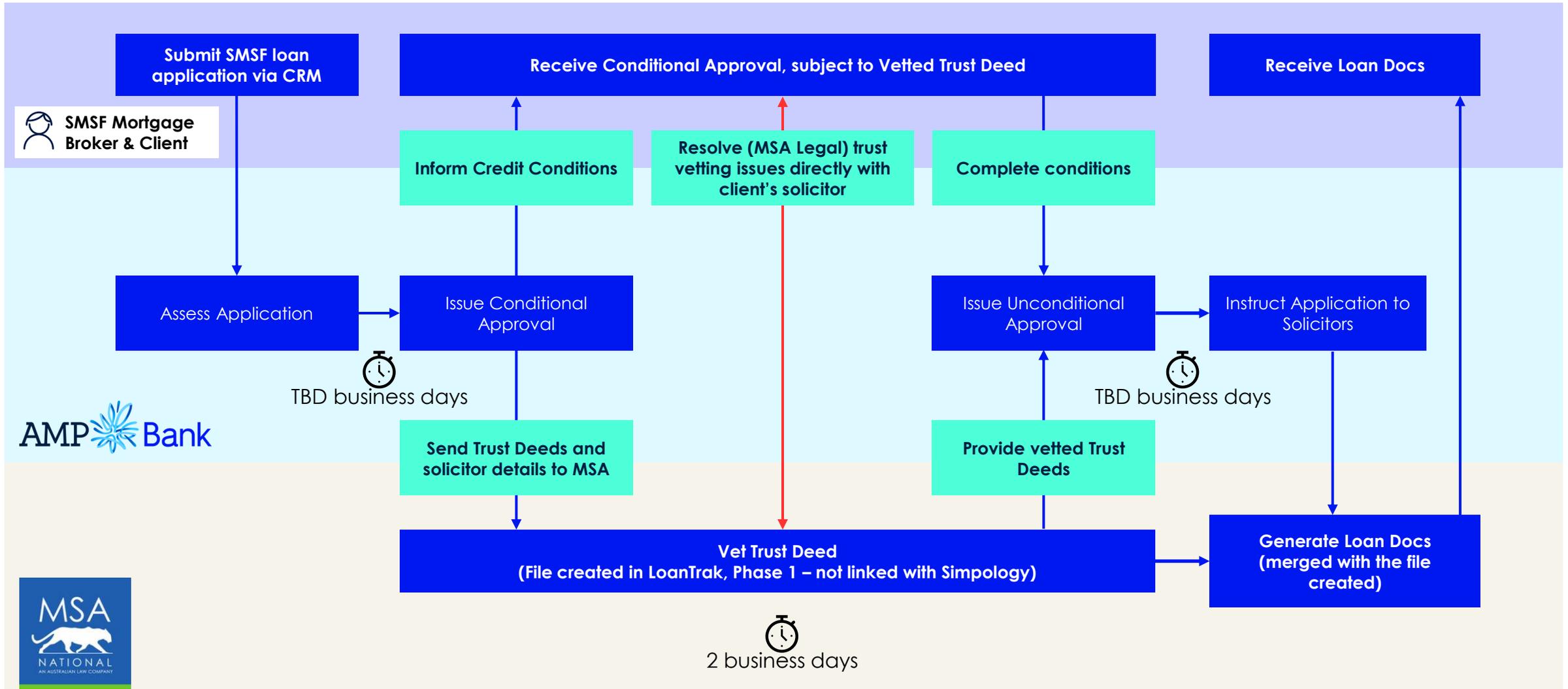
Established funds:

1. Latest SMSF Financial Statements (showing net assets)
2. (Optional) Most recent SMSF Bank Statement (if net assets < \$300,000)

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

SMSF Loan | Application Flow





As part of the process, the customer's solicitor will receive an email with a link to access the Guarantor Document Pack.

NOTE: Once the solicitor clicks the link, an access code will be sent to THE CUSTOMER'S mobile number via SMS. The solicitor will need this code to open the documents. It is suggested that the customer makes arrangements to send this code to them



If you plan to set up an SMSF Saver account distinct from the offset account, **please hold off until after settlement** to avoid creating duplicate accounts.

SMSF Loan | Submission Process



Starting by end of month, our AMP Bank Broker platform Loanapp will support SMSF loan applications.

What you need to know – SMSF applications:

- A new SMSF Credit Policy will be available and an SMSF Manual Excel Serviceability Calculator must be used to complete Net Asset and Liquidity Tests.
- In Loanapp, the loan structure will be:
 - The Trust as the Primary Borrower
 - The Company Trustee as a Co-borrower
 - The Bare/Security Trust and its Company Trustee as Guarantors
 - Directors of Company Trustees also as Guarantors
- Digital income verification is not yet available; however, digital rental income verification is available.
 - PAYG income and Director's Wages verified via payslips
 - Self Employed income verified via SMSF Member statements
- Interest and Dividend Income – 3% deeming rate
- A new dynamic SMSF Supporting Document Checklist outlines mandatory documents required at submission.

This document is for training purposes for AMP Bank staff and originators only and should not be relied upon for legal or financial advice.

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Steps for calculating Income

1. Utilise the [PAYG Manual Serviceability Calculator](#) to determine the Gross Income amount. Then, calculate 12% of this figure to find the superannuation contribution.

Can't see all applicants? Enable macros on main screen, then re-select no. of applicants

PAYG income assessor

PLEASE NOTE: two consecutive payslips must be provided to support these figures. However, we only need base/YTD pay of the most recent payslip for this calculator

Internal use only

Employment type	Pay cycle	Essential services	Financial year start	Most recent payslip*				Previous payslip*		Other annual income			Supporting calculations									
				Pay period date (latest payslip period end date)*	Base salary for this pay (inc. regular allowances)*	YTD income received*	Overtime amount	Commission amount	Overtime amount	Commission amount	Annual non-taxed income	Annual bonus (paid in last 12 months)	Annual investment (incl dividends)	Number of payslips this financial year	YTD base	YTD non-base	1/3 mths Previous year's non-	Annualised base	Total YTD annualised	Assessed base		
asdf	Full-time	F/nightly	No	1/07/2025	19/11/2025	\$2,200	\$25,000									11	\$24,200	\$800		\$57,200	\$59,091	\$57,200

NOTE: once inputted, all income for serviceability will appear in the main screen, including applicable 'haircutting'. Apply. Uptime data entry is at the bottom of the

Buttons: Back to main screen, CLEAR, Add or go to 2nd PAYG income, See credit policy

2. Take the 12% of Gross Income figure and input into the SMSF Serviceability Calculator and into Loanapp 'Other Income' section.

AMP SuperEdge SERVICEABILITY CALCULATOR

BORROWER DETAILS

SMSF Trust Name:

INCOME

Contributions Below Concessional Cap (Annual)	<input type="text"/>	Annual Repayments Oth
Contributions Above Concessional Cap (Annual)	<input type="text"/>	Current Limit Oth

12%

SMSF Loan | SMSF Contributions Caps



Individuals under 75 can make after-tax (non-concessional) super contributions. Eligible members may bring forward up to three years' limits (up to \$360,000) in one year, depending on their Total Superannuation Balance as of 30 June the previous year. These rules follow ATO thresholds for 2025-26.

NCC = Non-Concessional Contribution

Contribution Cap		
Financial Year	Concessional (before-tax)	Non-Concessional (after-tax)
FYs 2024-25 / 2025-26	\$30,000	\$120,000

Total Superannuation Balance (as of 30 June prior year)	Bring-forward period available	Max Non-Concessional Contribution
< \$1.76m	3 years	Up to \$360,000
\$1.76m to <\$1.88m	2 years	Up to \$240,000
\$1.88m to <\$2.0m	1 year (standard cap only)	Up to \$120,000
≥ \$2.0m	Not eligible	No further NCC permitted

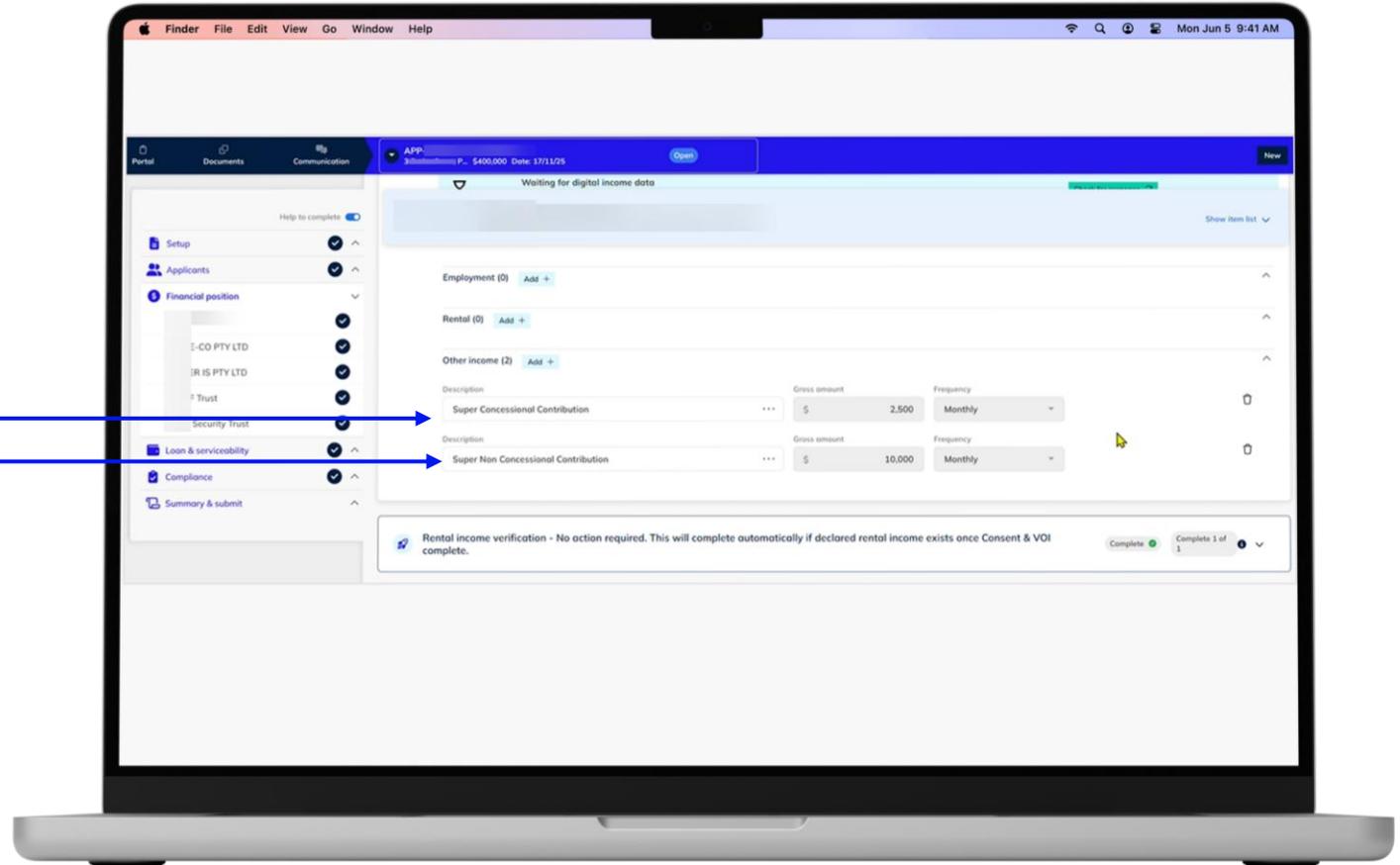
SMSF Loan | Income Requirements

Super Concessional Contribution:

Input before-tax super contributions
up to a max of \$30,000 (Concessional cap)

Super Non-Concessional Contribution:

- a) Input before-tax contributions **above** the max of \$30,000, and
- b) Input after-tax contributions.



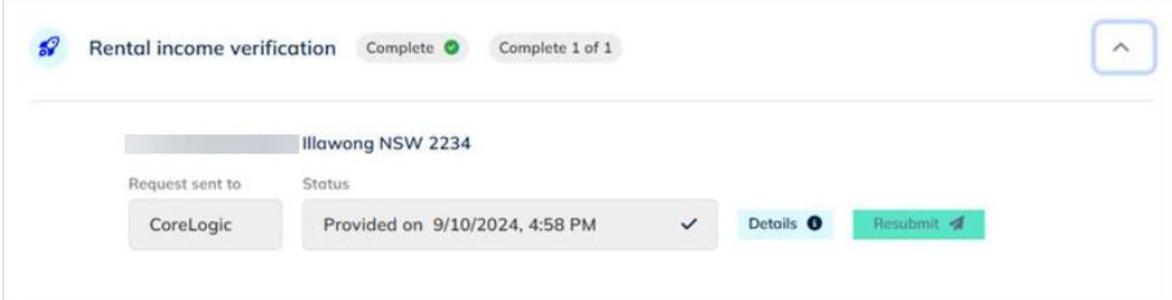
SMSF Loan | Rental Income

System will verify via Rental Automated Valuation Model (AVM).

- Provide Rental Income as declared
- Rental Income Verification feature will obtain Rental AVM
- If the declared income is within the acceptable tolerance of the digital data, the application will be considered compliant with Credit Policy requirements

Note:

- Rental income related to application security to be entered in Loan and Serviceability Section in Loanapp
- Rental income for an asset that is not a security to be entered in Financial Position in Loanapp
- If declared income is outside the tolerance level, then Supporting documents are required to verify rental income



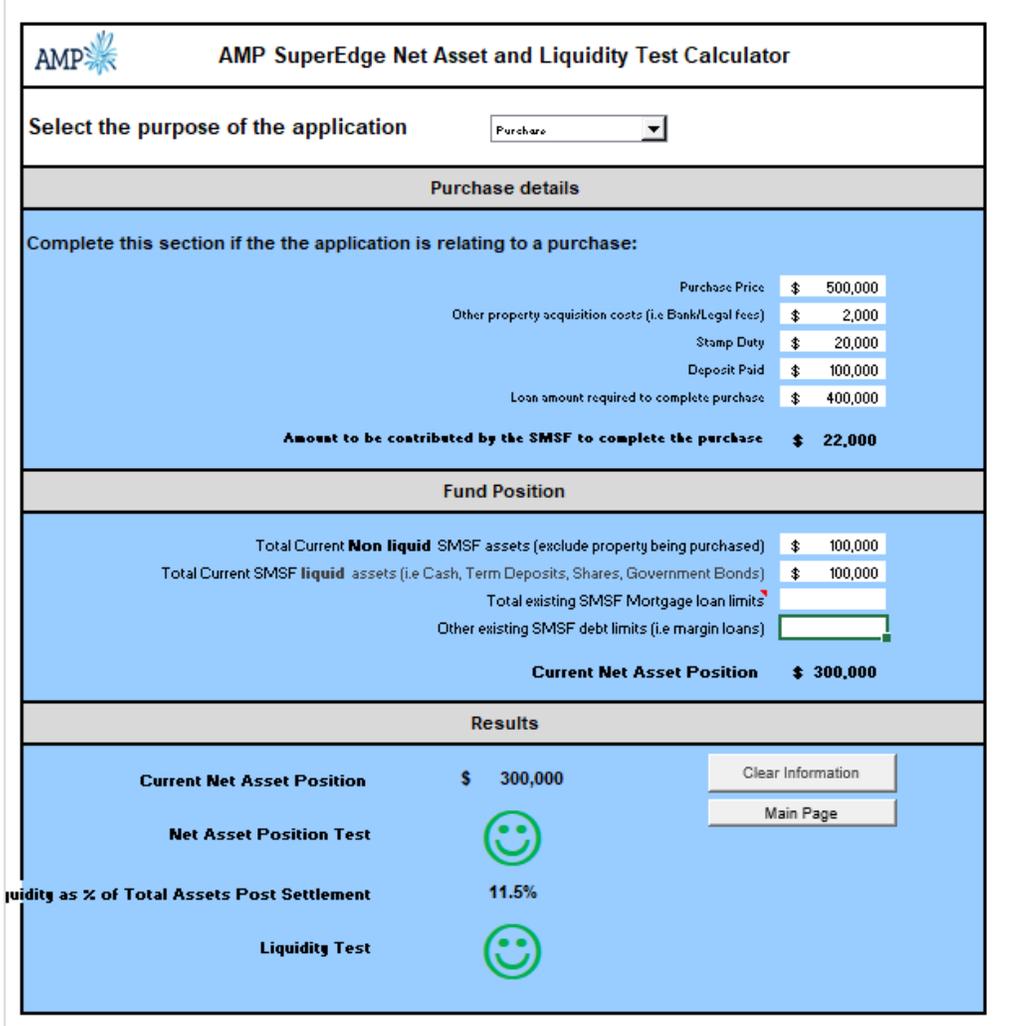
Request sent to	Status
CoreLogic	Provided on 9/10/2024, 4:58 PM ✓

SMSF Loan | Net Asset Test



The asset test checks that:

- **Net Assets = Total Assets – Liabilities ≥ \$300,000**, ensuring the SMSF has sufficient scale (at submission/assessment) and financial stability for lending compliance.
- You will receive the SMSF calculator, including the Net Asset Test and Liquidity Test tab, via email before the pilot launch.



AMP SuperEdge Net Asset and Liquidity Test Calculator

Select the purpose of the application:

Purchase details

Complete this section if the the application is relating to a purchase:

Purchase Price	\$ 500,000
Other property acquisition costs (i.e Bank/Legal fees)	\$ 2,000
Stamp Duty	\$ 20,000
Deposit Paid	\$ 100,000
Loan amount required to complete purchase	\$ 400,000

Amount to be contributed by the SMSF to complete the purchase \$ 22,000

Fund Position

Total Current Non liquid SMSF assets (exclude property being purchased)	\$ 100,000
Total Current SMSF liquid assets (i.e Cash, Term Deposits, Shares, Government Bonds)	\$ 100,000
Total existing SMSF Mortgage loan limits	<input type="text"/>
Other existing SMSF debt limits (i.e margin loans)	<input type="text"/>

Current Net Asset Position \$ 300,000

Results

Current Net Asset Position	\$ 300,000	<input type="button" value="Clear Information"/>
Net Asset Position Test		<input type="button" value="Main Page"/>
Liquidity as % of Total Assets Post Settlement	11.5%	
Liquidity Test		

SMSF Loan | 10% Liquidity Test

The SMSF must pass a liquidity test. The SMSF must hold liquid assets of at least 10% of total assets, after settlement. The liquidity test will be assessed based on a calculation of surplus in 'funds to complete'.

You will receive the SMSF calculator, including the Net Asset Test and Liquidity Test tab, via email before the pilot launch.



Calculation Method

Liquid \div Total SMSF assets \geq 10%.



Acceptable Liquid Assets

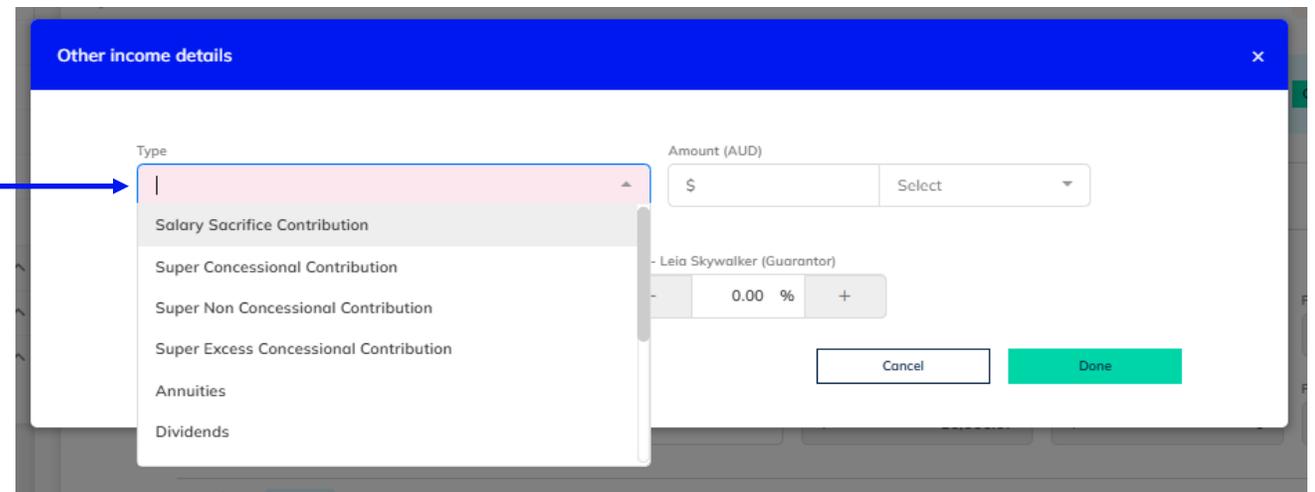
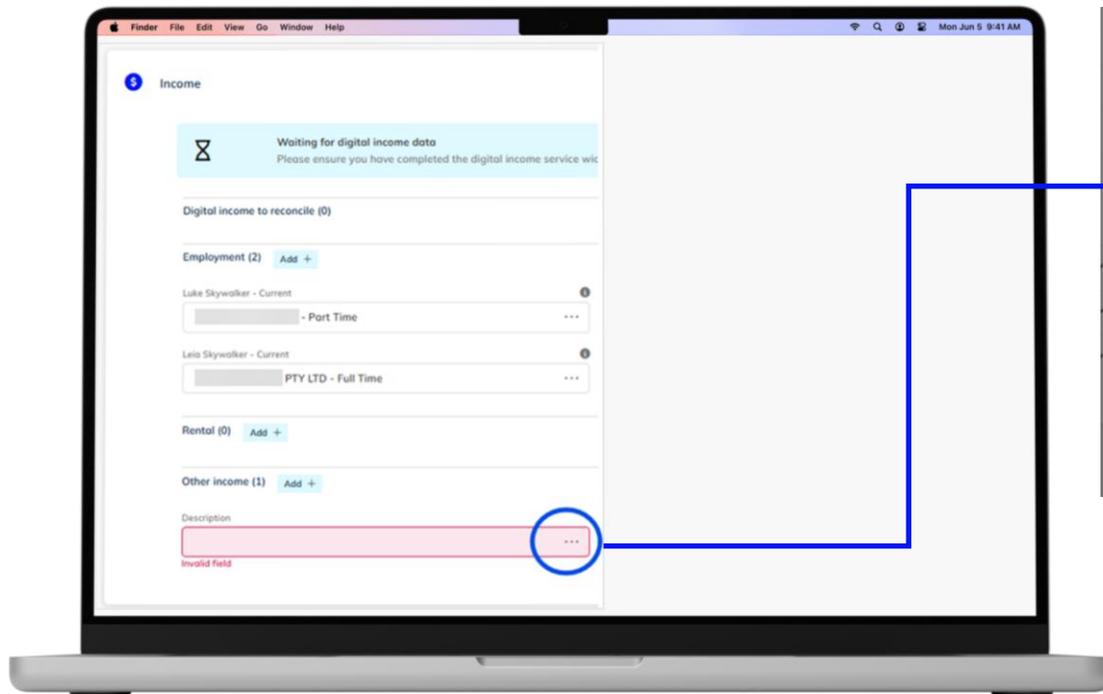
Cash, term deposits, shares,
government bonds



Verification Process

Bank statements, shareholding statements.

SMSF Loan | PAYG & Directors Wages



Calculate PAYG income as per usual.

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



How to validate SMSF contributions:

If members don't pay themselves a salary or director's fees/wages, they can choose to make personal (voluntary contributions) by way of:

- **Personal deductible contributions** (pre-tax) verifiable via **SMSF Member statements.**
- **Voluntary contributions** (after-tax) verifiable via **SMSF Member statements.**
- **Self-Employed** (Sole Trader / Partner / Company Shareholder / Trust Beneficiary).
- **Voluntary contributions** (after-tax) verifiable via **SMSF Member statements.**



Where assessment required, we will need:

Personal (individual) and Business (company/trust) **tax returns** for the most recent completed financial year.

Corresponding **Notice of Assessment (NOA).**

SMSF Member Statement (most recent) confirming personal (voluntary) contributions for the most recent 12 months.

SMSF Loan | Interest and Dividend Income

Dividend and interest income may be included in the SMSFs assessable income, provided it is derived from arm's-length investments held by the fund. A standard **deeming rate of 3%** will be applied to all eligible cash, term deposit and listed investment balances to determine the assessable income contribution.

Acceptable Dividend and Interest income:

- Dividends from ASX-listed shares
- Distributions from Managed Funds or Exchange-traded funds (ETFs)
- Interest income from Term Deposits
- Other related income-producing liquid assets

Example:

Asset Type	Shares	Term Deposits	Total	Assessable @ 3%
Amount	\$100,000	\$200,000	\$300,000	\$9,000

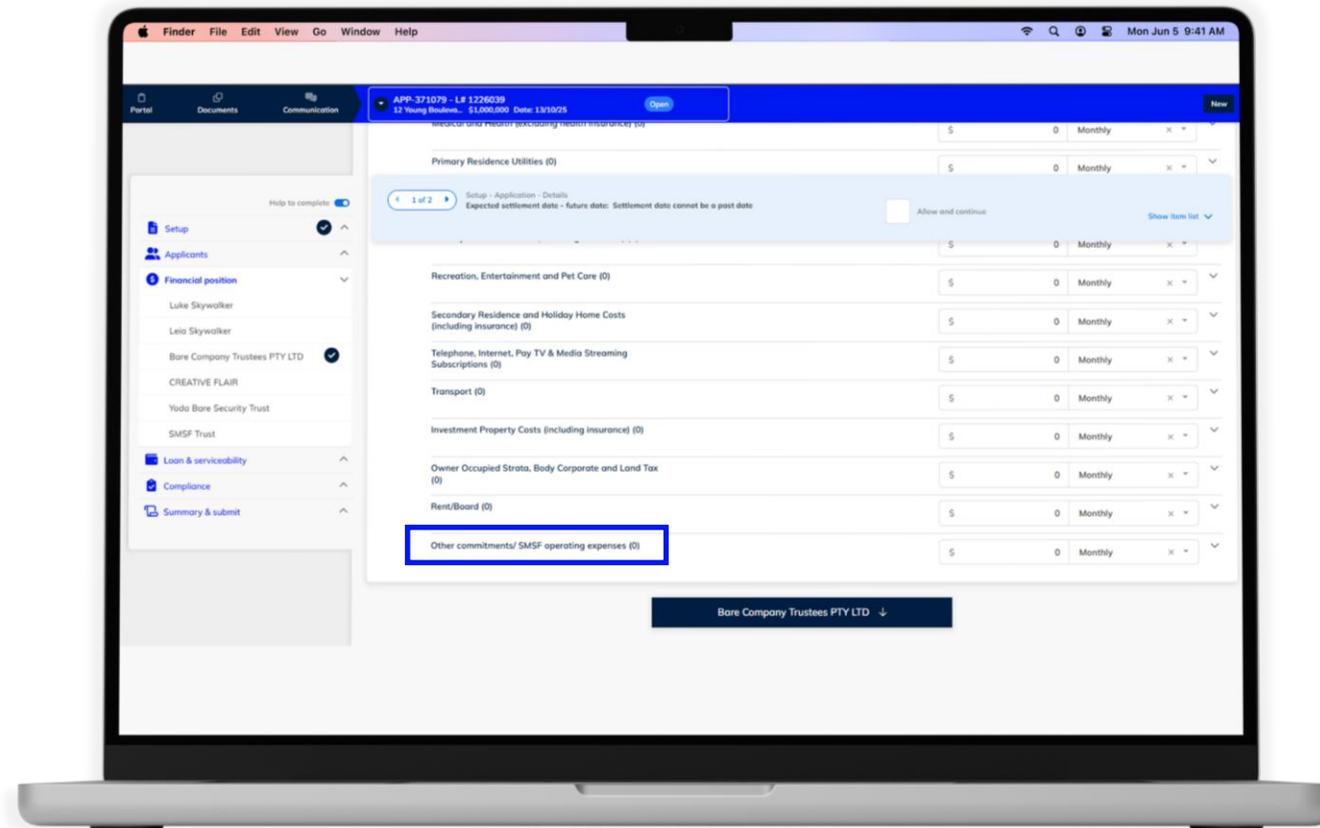
SMSF Loan | Operating Costs

In Expenses, input declared SMSF Operating Costs.

These may include:

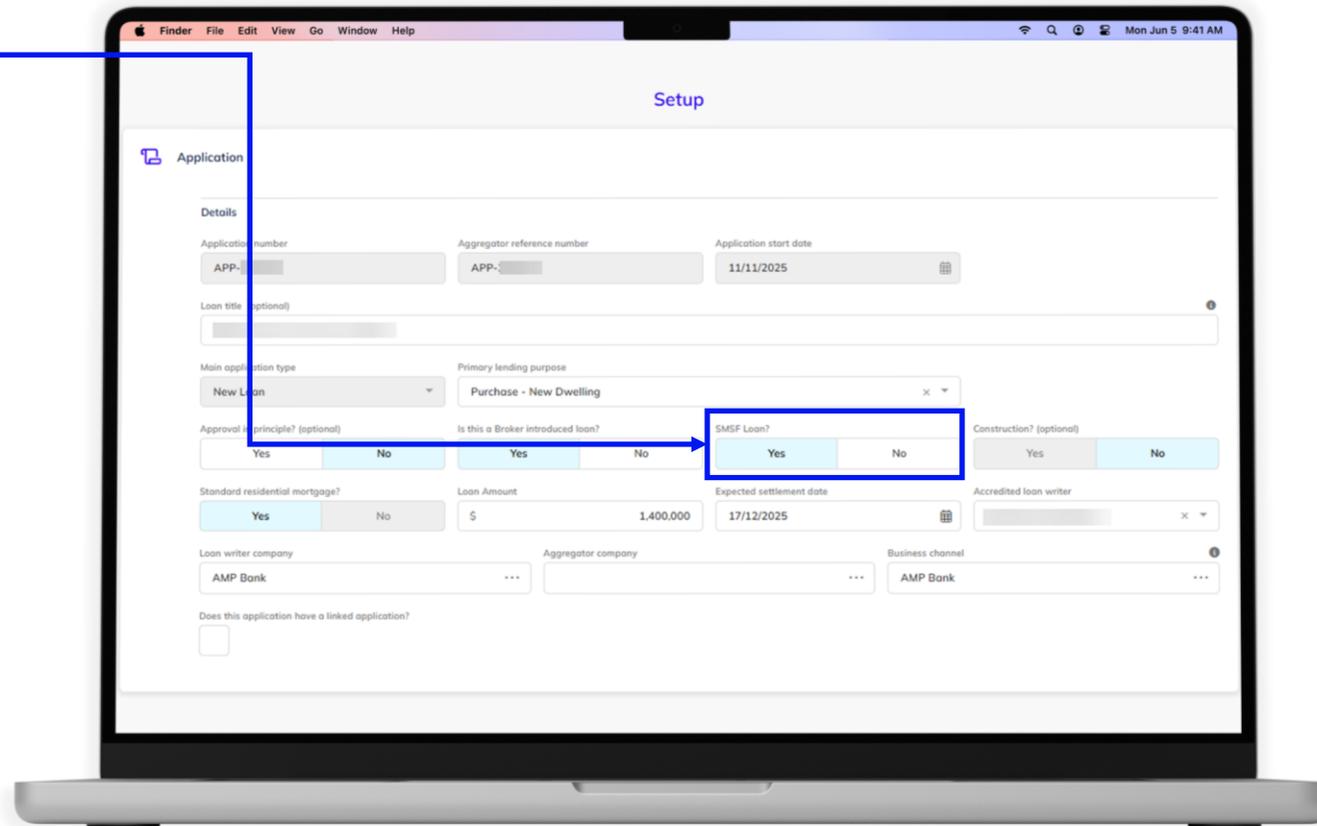
- Accountant fees
- Legal fees
- ATO levies
- Insurance premiums
- Etc.

This does **NOT** include costs related to the SMSF investment property (e.g., council rates, utilities, property-specific costs). Please enter only the ongoing costs of running the SMSF itself in this section.



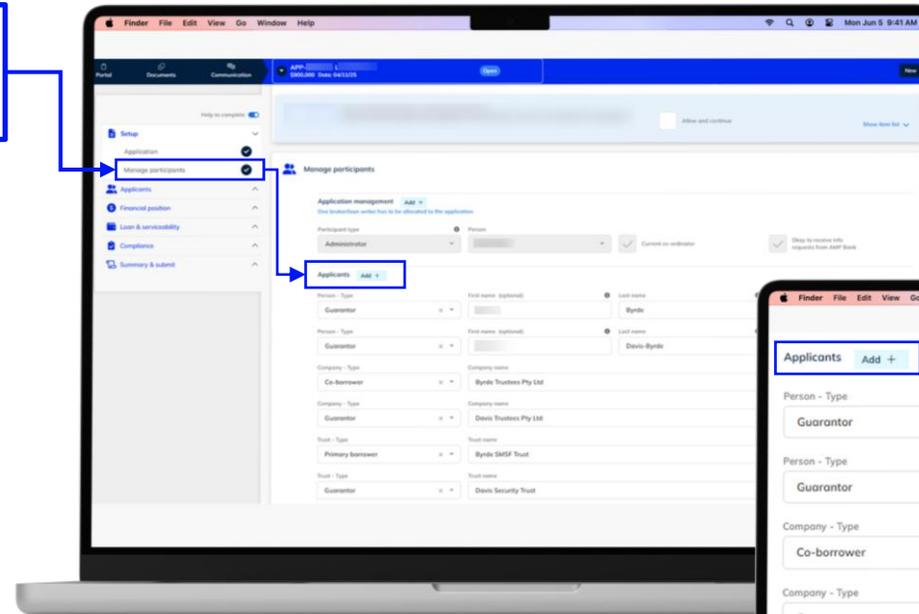
SMSF Loan | Submission Process

In the **Setup > Application** section, select Yes for "SMSF Loan?"

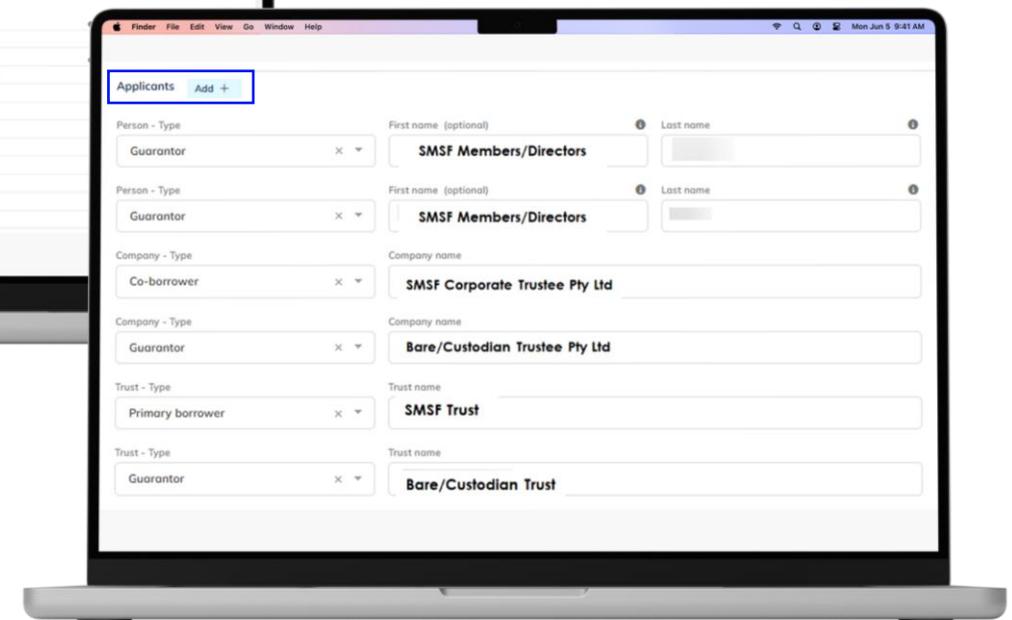


SMSF Loan | Submission Process

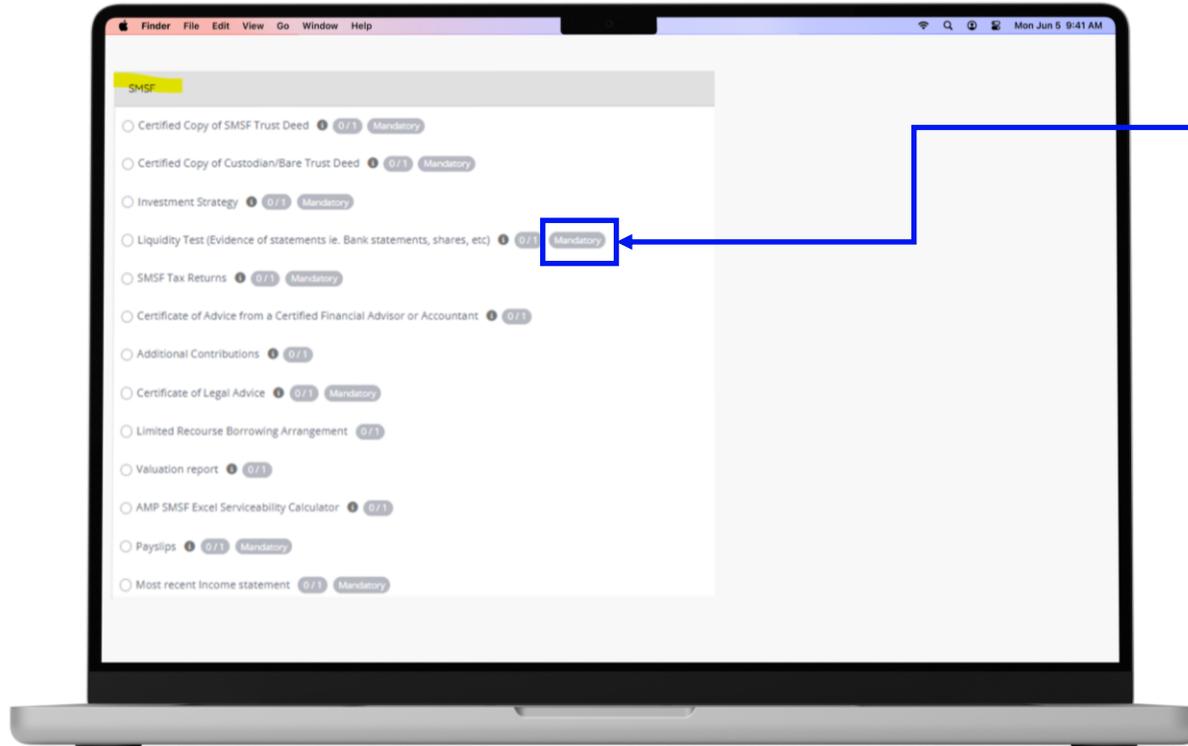
In the **Setup > Manage Participants** section, select **Add+** to add SMSF Structure, as required.



Example of the required structure



SMSF Loan | Supporting Documents



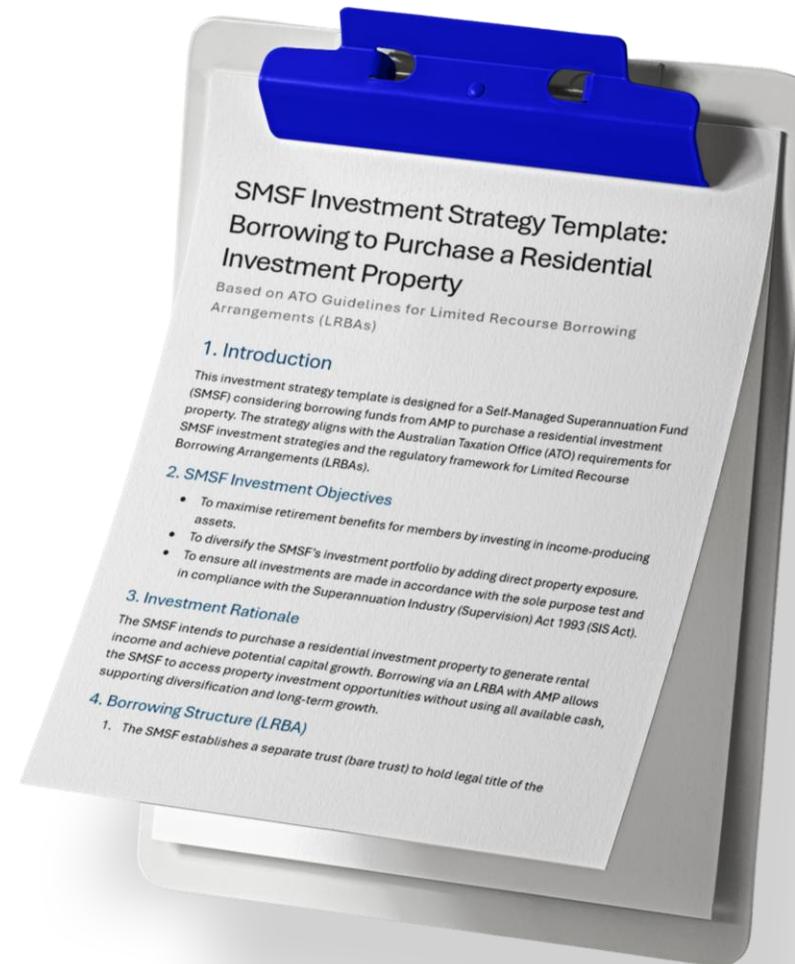
1. Once you generate the Supporting Document Checklist, you'll see an SMSF section with two types of document requirements:
 - ✓ **Mandatory** documents
 - ✓ **Requested** documents (may be required in specific scenarios)
2. Please review the checklist and upload all **Mandatory** documents to submit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



What is an SMSF investment strategy?

An SMSF investment strategy outlines how the fund supports retirement goals and meets legal requirements. This may include purchasing an investment property through an LRBA.

To help you complete this strategy, we will provide a template designed to simplify the process, reduce complexity, and improve processing efficiency.



For a streamlined assessment, we can rely on a statutory declaration from the directors, in place of a full Credit assessment.



How this supports faster assessment:

- ✓ Personal guarantees demonstrate the financial capability to cover the loan if required.
- ✓ No direct financial assessment required.
- ✓ Statutory declaration replaces detailed statements.
- ✓ Format follows standard debt reducer declaration.



What is the statutory declaration

Commonwealth of Australia
STATUTORY DECLARATION
(SMSF Personal Guarantor's Statement of Position Declaration)
Statutory Declarations Act 1959

¹ *Insert the name, address and occupation of person making the declaration* I,¹

make the following declaration under section 9 of the *Statutory Declarations Act 1959*:

- I am a Director and duly authorised representative of (SMSF Name).
- The Self-Managed Super Fund (SMSF), in line with its investment strategy, intends to acquire the property located at (Property Address).
- I acknowledge that, while the Limited Recourse Borrowing Arrangement (LRBA) restricts the lender's recourse to the above-mentioned property, I have personally provided a guarantee in relation to the SMSF loan.
- In the event that I am required to fulfil this guarantee, I understand that I will be liable for the full amount of the outstanding debt under the SMSF loan.
- My annual gross income (inclusive of rental income), before tax, is \$_____.
- The following Asset and Liability statement is an accurate reflectin of my current financial position



Support

Supporting you every step of the way

During the pilot, we want you to feel supported. Here are three key ways to get help:

Scenario

For policy, process or product queries: Reach out to your BDM for triage and support.

Platform Technical Support

In-system support from Simpology. The team can live screen share to resolve technical issues before submission.

Feedback

We will have regular checkpoints to gather your feedback. You can also reach out to your BDM at any time.

