



PRIME COMMERCIAL

Mortgage Origination Pty Ltd

Current as at 8 April 2012

	PARAMETERS
TERM	20 years fully amortising P&I or 5 years Interest only, auto converting to 15 years P&I.
INTEREST	Variable or Fixed from 1,2,3,4, and / or 5 years
LOAN REPAYMENTS	P & I or Interest Only
CURRENT INTEREST RATE	See weekly updates provided by Mortgage Origination Pty Ltd
MAXIMUM LVR	Up to 70% LVR for loans under \$1,500,000
CUSTOMER TYPE	Full financial accounts. Owner Occupiers or Investments. Clear Credit History
MAXIMUM LOAN SIZE	\$3,000,000.00 per security property (see LVR restrictions below)
MINIMUM LOAN SIZE	\$100,000
DEBT SERVICE COVERAGE RATIO	Minimum of 1.5 times (excludes living expenses and interest rate based on actual rate.) This is ICR.
LEGAL COSTS	To be borne by borrower – charges vary between states
LENDING VALUE RATIO RESTRICTIONS	70% LVR < \$1.5M 65% LVR TO \$2M 60% LVR WHERE LOAN AMOUNT IS > \$2M to \$3M
TITLE INSURANCE	Mandatory
VALUATION EXPENSES	To be borne by borrower -
PAY DOWN / REDRAW	Yes on variable rate transactions only
LOAN SPLITS	Yes - maximum of 3 allowed
SECURITY SUBSTITUTION	Available subject to Credit approval – costs apply
INTERNET ACCESS	Yes
CONSTRUCTION / DEVELOPMENT	Not available
SUPPORTING DOCUMENTATION	Signed Application Form, Privacy Consent & Identification checklist. Copy of Purchase Contract (if applicable) Copy of lease or evidence of rental income and outgoings. Loan repayment history (minimum of 6 months) if re-finance. What is required : 2 years SIMPLE tax returns and financials.
EARLY REPAYMENT FEE	Yes 3 months interest on initial loan amount if repaid within 3 years, 2 months if repaid in years 4 or 5 and 1 months if repaid in years 6 and 7. Nil thereafter. Break funding costs apply to all fixed rate portions. NOTE: all loan portions must be kept above \$10,000 or the relevant ERF will apply
STATEMENTS	Half yearly
THIRD PARTY SECURITY	Yes. Proprietor(s) / Owner(s) must provide a guarantee



PRIME COMMERCIAL (CONT).

ANNUAL REVIEW/REVALUATION	Not required. Set and forget 20 year facility
On going monthly/annual fees and charges	NIL
FEES AND CHARGES APPLICABLE	For information on Schedule of Fees please contact Mortgage Origination
BROKERS RENUMERATION	As advised by your aggregator
ACCEPTABLE SECURITIES	<ul style="list-style-type: none">✓ Commercial property, can be owner occupied or arm's length tenancy✓ Industrial in good condition✓ Retail✓ Offices✓ Residential property for investment purposes, cannot be owner occupied✓ Multiple Dwellings on 1 title (Maximum of 6)✓ Mature Age over 55. Must be not more than 10% of the development, flood gates not to be opened✓ Dual Key Securities: Living area must be greater than 50sq metres✓ Serviced Apartments: Living area must be greater than 50sq metres✓ Studio Apartments: Living area must be greater than 50sq metre✓ Restaurants where the building has a standard commercial or retail zoning✓ Gyms: where an alternate use for a building can be identified✓ Residential will be taken as collateral security if located in an area of population exceeding 30K.
CONTACT	03 9886 6824 paulh@mortgageorigination.biz or your aggregator if you are an ACR

By simple tax returns we require to sight current tax returns with accompanying financials. We do not require NOA or printouts of the Integrated Tax Portal unless there is something that triggers our credit team's interest.