

Short Term Lending Policy

Description	A short term coded / non coded loan available to both self employed and PAYG income borrowers, secured by way of 1 st , 2 nd mortgage or caveat loan against residential / commercial property or vacant land.
Features	<ul style="list-style-type: none"> • Asset lend only no evidence of income required. • Up to 80% of the purchase price or valuation (whichever amount is lower) • Ability to settle within 48 hours. • Borrowers can be from any Nationality (FIRB accepted)
Minimum Loan Amount	\$20,000
Maximum Loan Amount	1st mortgage- Up to \$5,000,000 (Loans > \$5,000,000 considered on individual merit) 2nd mortgage- Up to \$1,000,000 (Loans > \$1,000,000 considered on individual merit)
Maximum LVR	Up to 80% of the purchase price or valuation whichever amount is lower.
Loan Purpose	Any worthwhile purpose including purchase of residential property, bridging finance, business expansion, cash flow etc.
Minimum Term	2 months
Maximum Term	12 months
Interest Rate Options	Fixed interest rate only
Interest Rates	<ul style="list-style-type: none"> • 1st Mortgage from 1% per month • 2nd Mortgage and Caveat loans from 1.5% per month
Interest Payments	Monthly in advance
Repayment Options	Interest for the term of the loan can be prepaid
Security Type / Acceptable Properties	Residential / Commercial property or Residential vacant land located in Brisbane, Sydney, Melbourne, Adelaide, Perth, Gold Coast. All other locations considered on individual merit.
Redraw	Not available
Fees	<ul style="list-style-type: none"> • Valuation fee to be advised in indicative letter of offer (ASCF will consider accepting broker supplied valuations for 1st Mortgage deals.) • Lenders establishment fee - 2.2% of loan amount (to be assessed on a deal by deal basis dependent on loan size and payable on settlement) • Broker Commission payable on settlement • Lenders legal fees \$2,450 (deducted from the loan on settlement)

Australian Secure Capital Fund requires the following supporting documents to assess an application:

- Application form
- Brief loan summary including exit strategy
- Drivers Licence ID for all borrowers and guarantors (front and back required)
- Copy of executed purchase contract (for purchase only)
- Council rates for each property to be used as security (if already owned)
- Last 6 months home loan statements (where request is for a 2nd mortgage)

Please email application and supporting documents to loans@australiansecurecapital.com.au