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# SMART BRIDGING LOAN

## FULL & LO DOC OPTIONS

<b>Loan Purpose:</b>	<p>Purchase or Construction</p> <p><i>Short term loan to settle or build a new property prior to selling an existing property. (Debt consolidation is available providing it fits within the maximum LVR).</i></p> <p><i>An interest budget is included in the loan amount to ensure payments are met whilst the debt is at the peak amount.</i></p> <p><i>Upon completion of the sale of the existing property, the terms of the loan may be reset to a standard product offering (either Full or Lo Doc).</i></p>
<b>Security Type:</b>	Residential or Commercial securities
<b>Borrower:</b>	PAYG, Self Employed Full Doc or Self Employed Lo Doc options
<b>Minimum Loan Amount:</b>	\$100,000
<b>Maximum Loan Amount:</b>	\$25,000,000 - refer to your BDM for quotes for loan sizes greater than \$2,000,000
<b>Interest Rate</b>	<p>8.49% up to \$2,000,000 up to 65%</p> <p>8.59% up to \$2,000,000 up to 75%</p> <p>8.69% up to 80%</p> <p>Rate reverts to standard variable post Bridging Period</p>
<b>Maximum LVR:</b>	<p>During Bridging Period: 80% Residential &amp; 70% Commercial (refer BDM for quote)</p> <p>Residual Loan: Up to 80% Residential &amp; 70% Commercial (refer BDM for quote)</p>
<b>Application Fee:</b>	1.5% of the approved peak loan amount deducted at settlement. No additional app fee applies where a subsequent residual loan is approved (post Bridging Period).
<b>Repayment Options:</b>	Interest Only during Bridging Period
<b>Term:</b>	30 years - Bridging Period maximum 2 years
<b>Minimum Security Size:</b>	50 sqm exclusive of balconies & car parking
<b>Min. Servicing Support:</b>	<ul style="list-style-type: none"> <li>• Full Doc - minimum of 2 payslips and employment reference*</li> <li>• Lo Doc - Borrower declaration OR Accountant letter OR BAS OR Trading Statements</li> </ul>
<b>Product Specific Terms:</b>	<p>An interest budget is included in the approved loan amount to cover interest payments during the period of peak debt applies.</p> <p>Where there is residual debt, serviceability must be demonstrated &amp; ascertained upfront prior to approval of the bridging facility.</p> <p>No Early Repayment Fee to apply upon partial discharge of the existing security.</p>

	Full Doc	Lo Doc
Application fee from	1.50%	1.50%
Valuation fee from	\$440.00	\$440.00
Lender Legal fee from	\$880.00	\$880.00
Monthly fee	\$15.00	\$15.00
Settlement fee	\$399.00	\$399.00
Discharge fee from	\$535.00	\$535.00

- Minor impairments considered which may result in variations to the interest rate listed above.
- Additional lending terms, conditions or security location restrictions may apply on a case by case basis.