WLTH



# Optimser

# **Commercial Variable Rate Card**

**Residential and Commercial Security** 

# Variable Rates from





NEW LENDING ONLY

WLTH

## **Optimiser Commercial Variable Rate Card**

**Residential and Commercial Security** 

ORTGAGE

#### **Rates**

		Residential Security			Commercial Security		
Loan Size per security	Maximum LVR	Rate	Alt Doc	Lease Doc	Rate	Alt Doc	Lease Doc
Up to \$3m	60% LVR	7.50%	7.80%	N/A	7.74%	8.24%	7.74%
	65% LVR	7.60%	7.90%	N/A	7.74%	8.24%	7.74%
Up to \$2m	70% LVR	7.80%	8.10%	N/A	8.04%	8.54%	8.04%
	75% LVR	8.10%	8.40%	N/A	8.24%	8.74%	N/A
Up to \$1.5m	80% LVR	8.10%	8.40%	N/A	N/A	N/A	N/A

## **Applicable Interest Rate Loadings and Rules**

Interest Only	Residential Security: Up to 5 years add 0.30% Commercial Security: Up to 5 years = WAIVED
Minimum Loan Term	3 Years
Loan Size Loading	Residential Security: > \$1m loan amount = WAIVED Commercial Security: > \$2m loan amount = WAIVED
Offset Account	Not available

The maximum aggregate borrowing for an individual borrower is \$5 million. Where the individual is both an individual borrower and a co-borrower as a Director of their company a combined maximum exposure test of \$5m still applies.

Comparison Rate Warning: The comparison rate is based on a loan of \$150,000 over a term of 25 years P&I, fees include; application fee, estimated legal, settlement fee, estimated valuation fee, applicable annual fees, and discharge fee. WARNING: This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.

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Mortgage Mart

## **Applicable Fees**

Application Fee	\$595				
Valuation Fee	Payable Upfront: \$440 plus GST (Where Valuation Costs are greater than \$440 plus GST we will provide a quote) or \$60 plus GST for AVM				
Legal/Doc Prep Fee	\$1500 plus 3rd party costs				
Annual Fee	\$395				
Settlement Fee	\$395 plus 3rd party costs				
Discharge Fee	\$1295 plus 3rd party costs				
Risk Fee (Percent of Loan Amount)	Residential Security: NIL for loans ≤ 60%, 0.50% for loans > 60% LVR & ≤ 65% LVR, 1.00% for loans > 65% LVR & ≤ 70% LVR, 1.25% for loans > 70% LVR & ≤ 80% LVR. Commercial Security: 0.50% for loans ≤ 65% LVR, 1.00% of loans > 65% LVR & ≤ 75% LVR				
Early Exit Fee	Payable if discharging within minimum term of loan = 3 months interest (inclusive of any applicable loadings)				
OPTIONAL: Early Exit Fee Waiver	Payable at the time of application and waives the above Early Exit Fee = 1.50% of loan amount				
Other Fees	Other fees and charges may apply				

### **Maximum Loan Amounts**

	LVR (%)	Metro	Non-Metro
	< 60%	\$3m	\$3m
	< 65%	\$3m	\$3m
Existing Dwelling	< 70%	\$2m	\$2m
	< 75%	\$2m	\$2m
	< 80%	\$1.5m	\$1.5m

Please refer to the Postcode Guides for more details on acceptable security locations and LVR limitations. Subject to lending criteria. Other conditions, fees and charges may apply. Information correct as at 24 February 2025 Information provided is accurate as at the issue date and is subject to change without notice.