

Ultra Commercial Easy Refinance Supporting Document Checklist



This form is to be lodged with the Commercial Easy Refinance Calculator and can be found along with other supporting information on the following

URL: <https://www.mortgage-mart.com.au/ocean-ultra/commercial/>

Borrower Name		LoanApp Reference Number	
Loan Split 1 \$	# Offsets Required? (1-4)	Loan Split 3 \$	# Offsets Required? (1-4)
Loan Split 2 \$	# Offsets Required? (1-4)	Loan Split 4 \$	# Offsets Required? (1-4)

The following is mandatory to qualify for ALL Commercial Easy Refinance Applications.

- Confirm new product is Lower cost than loan being refinanced (Lower Interest Rate, Lower Repayments, AND Lower Lifetime Repayments)
- Current interest rate must be higher than what the new product is offering
- Metro (Category 1) & Non-Metro (Category 2) security postcode
- Maximum 80% LVR (inclusive of cash out, fees, charges, & cashout where allowed)
- Most recent 12 months loan statements showing good conduct <30 day sold
- Clear Credit History - 650 minimum credit score
- Signed WLTH Application Form - Generated in LoanApp
- Electronic Signature Certificate of Completion/Audit Trail
- Privacy Consent form signed by all applicants
- Signed Customer Needs Analysis - Generated in LoanApp OR Signed Broker Declaration
- Commercial Easy Refinance Servicing Calculator
- Broker Submission/Application Notes
- Verification of Identity form completed in full along with all required documents
- Valuation Report (if completed upfront) - [All commercial property valuations are GST exclusive for the purposes of calculating LVR
- Most recent Council Rates Notice for security property
- Signed Exit Strategy required for applicants over 55 years old
- Signed Discharge form - Noting Green Mortgage Lawyers (Phone: +61 3052 9000 Email: newlending@greenmortgagelawyers.com)
- All documents are less than 30 days old at submission

PAYG - Required for all PAYG Income types

- The 2 most recent payslips inclusive of YTD: and
- Most Recent 3 months bank statements (can be made up of bank statements and transaction listings) must show all transactions and salary/wage deposits. Evidence must include: Application name, Account numbers - we must be able to link transaction listings to the account holder account number on the bank statement.
- Applicant has been in current employment for a minimum of 6 months - No probation

Self Employed Income - minimum of 2 years trading - Net Profit capped at 150% of previous year

Sole Tader

- Personal Bank Statements showing 6 months of salary/distribution credits; OR
- Latest Personal Tax Return; OR
- Latest Personal Notice of Assessment confirming tax return status

Partnership / Trust

- Personal Bank Statements showing 6 months of salary/distribution credits; OR
- Latest Personal Tax Return; AND
- Latest Partnership / Trust Financials; OR
- Latest Personal Tax Notice of Assessment confirming tax return status

Company

- Latest Company Financials; OR
- Latest Company Tax Return; OR
- Latest Tax Assessment Statement of Account confirming tax return status

Rental Income

- Most recent 3 months rental statements <30 days old; OR
- Signed Lease Agreement; OR
- Commercial Valuation Report <60 days old

If you are unable to provide any of the requirements above, please speak to one of our BDM's or call 1300 650 200.