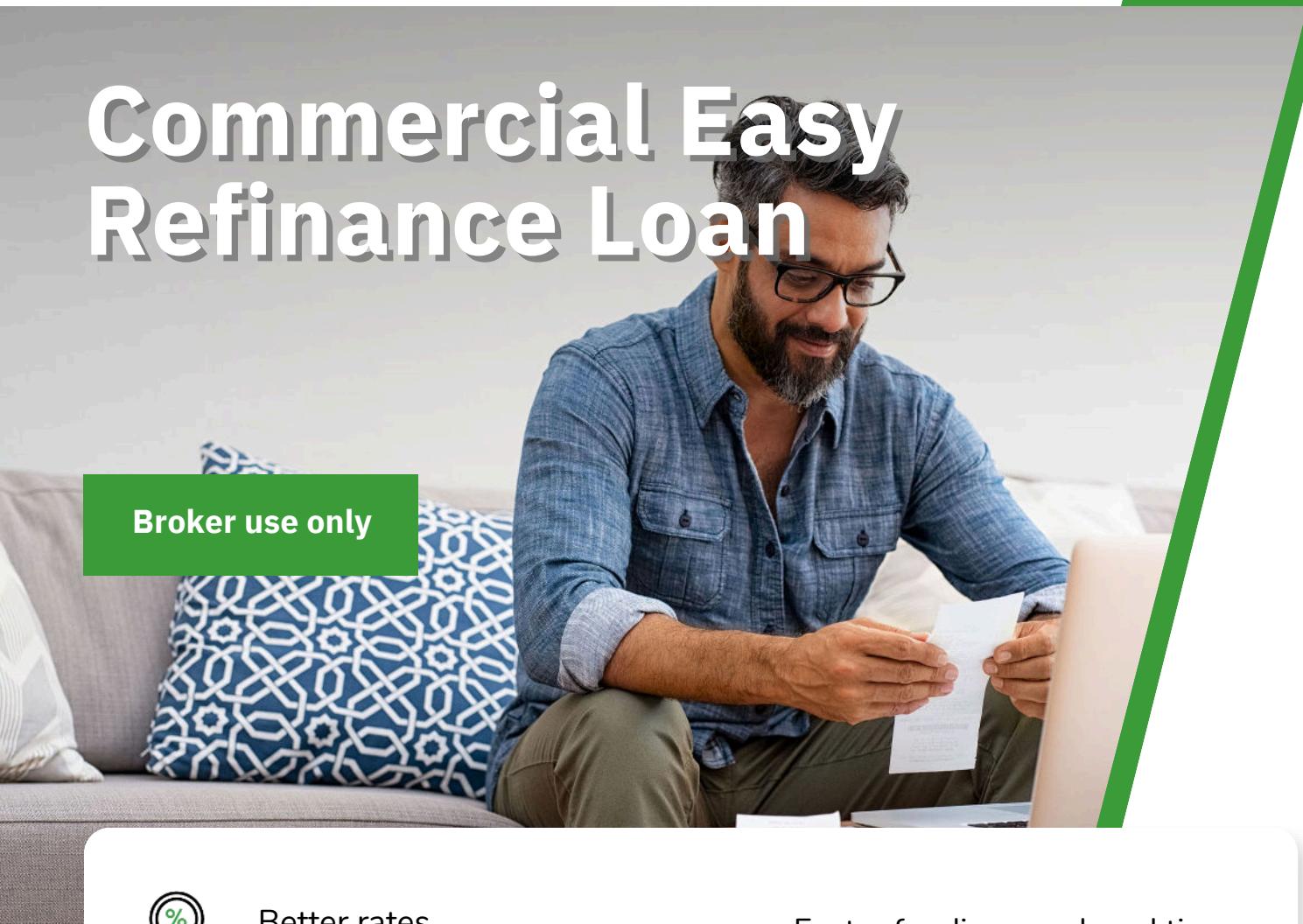


Commercial Easy Refinance Loan

Broker use only



Better rates



Faster funding – reduced time to fund refinanced loan, allowing your clients to enjoy the benefits and lower rates it provides sooner



Easier access to equity

To qualify for Granite's commercial property easy refinance loan package, the Granite commercial property interest rate and principal and interest repayments should be lower than your client's current commercial property loan interest rate and principal and interest repayments.

Commercial Easy Refinance Loan

Features	
Ownership structure	Company Trust Individual (for Owner Occupied only)
Loan purpose	Re-finance of <ul style="list-style-type: none"> owner occupied commercial property or investment commercial property
Excluded property types	<ul style="list-style-type: none"> Commercial property held in an SMSF Construction New commercial property purchase
Acceptable security	Refer to the list below
Borrower Type	<ul style="list-style-type: none"> Personal or joint ownership (Owner Occupied Commercial Property) Joint Company Self-employed Trusts (Discretionary Family Trust or Unit Trust)
Minimum loan amount	\$50,000
Maximum loan amount	Inner-City, Metro and Non-Metro: \$3,500,000 up to and equal 80% Regional: \$3,000,000 up to and equal to 70%
Property location	Non-Metro, Regional and Unclassified Postcodes: Max LVR where the property is in a town with a population > 10,000 or is within 15k radius of the GPO in a town with a population > 50,000 is 80% otherwise 65%
Maximum LVR	<ul style="list-style-type: none"> 80% for P&I 75% for I/O Maximum LVRs include fees, charges and cash out Maximum LVR for Inner-City, Metro postcode properties is 80% Maximum LVR for Non-Metro, Regional and Unclassified postcode properties is 65% if the property is in a town with a population less than 10,000 not within 15k radius of the GPO in a town with a population > 50,000
Loan term	<ul style="list-style-type: none"> Up to 360 months (P&I) Up to 60 months (Interest Only)
Repayment type	<ul style="list-style-type: none"> Principal & interest (P&I) Interest Only (IO)
Repayment frequency options	Principal and Interest (Weekly/Fortnightly/Monthly) Interest Only (Monthly)
Eligibility criteria	<ul style="list-style-type: none"> 12 months of clean credit history; No indications of financial deterioration; and Credit Reports - evidence parties can meet their existing loan commitments; and 3% of security property value capped at \$50,000. No cash out on I/O loans.
Company/Trust documents	For Companies: <ul style="list-style-type: none"> ASIC Search or Certificate of Registration (Performed by Origin MMS) For Trusts: <ul style="list-style-type: none"> Trust Deed (required for settlement)

1. Third party fees, including those from solicitors, are subject to Goods and Services Tax (GST) and quoted exclusive of GST.

Terms, conditions and eligibility criteria apply. Information provided is accurate as at the issue date and is subject to change without notice.

 1300 232 999

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Commercial Easy Refinance Loan

Fees			
Valuation 1	At cost Order Commercial vals via: (\$55 quote fee applicable) https://hello.granitehomeloans.com.au/val-request	Early termination fee (not subject to GST)	1% of original loan amount within 36 months
Monthly service fee	\$0	Discharge admin fee	\$795 (If discharging within 36 months, both Early termination & discharge fee will be charged.)
Solicitor doc fee¹	\$595 +disbursements (Ex GST) Doc reissue fee \$110 (Ex GST)	Easy refinance eligibility criteria	
Annual facility fee	\$0	Property purpose	<ul style="list-style-type: none"> Commercial Easy Refi Refinance rate must be lower than current rate
Lenders protection fee (not subject to GST)	<p>Standard Commercial LVR ≤ 70% - 0.50% LVR ≤ 75% - 0.75% LVR ≤ 80% - 1.25%</p> <p>The Lender Protection Fee (LPF) is calculated based on the total loan amount.</p> <p>Your client can choose to pay the LPF at the time of loan settlement or add it to the loan amount, spreading the cost over the duration of the loan. However, this option is only available if it does not result in exceeding the maximum allowable LVR.</p>	Customer due diligence	12 months good conduct – verified through loan statements
Account variation fee	\$250 - This fee applies after settlement and is payable each time the client requests, and we agree to split, switch, or convert a loan account or sub-account, or make changes to their loan account or agreement, such as changing the repayment frequency or type.	Repayments	New P&I repayments must be lower than current P&I repayments
Facility variation fee	\$450 - This fee applies after settlement and is payable each time the client requests, and we agree to make significant changes to the loan facility, such as increasing the loan amount.	LVR	LVR should be <=80% (inclusive of cash out, fees & charges)
		Credit history	Clear credit history
		Minimum credit score	650
		Cash out	<ul style="list-style-type: none"> 3% of security property value capped at \$50,00. No cash out on I/O loans.

Acceptable security

Standard Commercial Properties are properties that are used for business purposes. This includes owner occupier, leased from related entity and tenanted properties

Acceptable property types

- Strata Offices & Showrooms (minimum area 30 m²)
- Retail outlets (e.g. shops, restaurants)
- Industrial Units/Factories (minimum area 30 m²)
- Industrial Warehouses
- Mixed Residential & Commercial Use
- Residential Properties (≥ 4 or more on one title)
- Industrial Workshops
- Medical/Dental Suites
- Childcare Centres
- Serviced Apartments
- Strata Retirement Units
- Function Halls
- Lifestyle Farms

Unacceptable property types

• Abattoirs	• Vineyards / Wineries
• Breweries	• Stables
• Brickworks	• Farms
• Brothels	• Clubs
• Hotels and pubs	• Golf Courses
• Marinas	• Sporting Centres
• Motels	• Theatres / Cinemas
• Hospitals	• Theme Parks
• Schools	• Gaming Centres
• Quarries & mines	• Recording / Film studios
• Gasworks	• Foundries
• Sawmills	• Funeral Parlours
• Swimming Pools	• Tanneries
• Caravan Parks	• Petrol Stations
• Churches / Places of worship	

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