

SMSF Easy Refinance Special (Simpology V2 brokers only)

Simpology V2 applications

Simpology V2 login	https://secure.simpology.com.au/
Login selection from drop down list	Granite Home Loans - V2

Broker use only

Pricing

Rate to borrower Loan size <= \$3.5m		
LVR	Residential	Commercial
>00% - 70%	6.19%	6.69%
>70% - 80%	6.29%	6.79%
IO Loading	+ 0.40%	

Fees & Charges

Application fee	Nil
Annual facility fee	\$395
Account variation fee	\$250
Facility variation fee	\$450
Discharge fee	\$2200 plus 3rd party costs
Valuations	Waived (for residential applications)
Solicitor documentation fee	At Cost Free Valuations up to \$500 (ex GST)
Transaction fees	Free unlimited transactions - Internet Access, Mobile Access, BPay, Direct Debit / salary crediting, EFTPOS

Product overview

Maximum loan amount	Single Security \$3,500,000
Loan to Value Ratio	Max LVR 80%
Loan term	359 months
Loan reason	Easy Refinance
Credit history	Clear credit history
Cash out	NA
Repayments	Principal and Interest Interest only (IO loading apply)
Offset facility	100% Offset facility available
Acceptable securities	As per Lending Policy
Split loans	Available. Split your loan into more than one portion.
Redraw	NA
Repayment frequency	P&I repayments - weekly, fortnightly and monthly.
Voluntary repayments	Unlimited allowed
Visa Debit card	NA

Special Campaign End Date: 30th September 2025

Commissions: 0.65% upfront and 0.15% pa trail + GST

Terms and conditions & lending criteria apply. Full details of the terms and conditions are available upon application. Refinancing of existing loans originally arranged or managed by ColCap Financial Group or Origin MMS is not permitted for this special.

This is a guide only and subject to change at any time without notice.