SMSF-Basic

GRANITE

AFG broker use only

- No scheduled annual financial review requirement
- No ongoing net asset covenant and no annual liquidity re-test
- No Application or Settlement fee

Our SMSF lending solution supports eligible business real property purchases and refinancing within an SMSF structure. Clients may be able to borrow with a minimum deposit of 20% for eligible business real properties subject to lending criteria, valuation and lender assessment. Additionally, we do not require ongoing net asset or liquidity thresholds, helping simplify ongoing SMSF administration and reduce unnecessary paperwork.

Key features

Payments	Principal & Interest | Interest Only
Security type	**Refinance** ✓ Existing residential property held within the SMSF prior to 10 August 2026. ✓ Commercial property, that meets the Business Real Property definition. **Purchase** ✓ Residential property with a binding contract of sale exchanged before 10 August 2026. ✓ Commercial property, with a binding contract of sale exchanged on or after 10 August 2026, that meets the Business Real Property definition under applicable superannuation legislation. The property needs to be used wholly and exclusively in one or more businesses at the time the Limited Recourse Borrowing Arrangement (LRBA) is entered into, and throughout the life of the LRBA.
Maximum loan term	360 months (P&I) | 60 months (IO)
Maximum LVR *	80%
Maximum loan amount *	Up to $3,500,000

Easy refinance options available for eligible SMSF borrowers	**All applications:** Clean credit, minimum 12 month loan satisfactory history, the loan must be settled over 12 months ago, with an LVR < 80%. **Residential property:** Existing residential property must have been held within the SMSF prior to 10 August 2026.
Fixed rate option	Max. period – 10 years
Repayment frequency	**Principal & Interest:** Weekly, fortnightly and monthly **Interest Only:** Monthly
Transaction functionality	Transfer funds to the SMSF Cash Management Account held in the SMSF's name using Internet Access and Mobile Access.
Make additional payments	Permitted
Repayment method	Direct debit/auto draw Repayment deducted from nominated CMA account
Construction/vacant land	No

Simple product requirements

Fund status	Available to SMSFs in accumulation phase. Funds with one or more members in pension or retirement phase may be considered on a case by case basis, subject to Granite's credit assessment and lending policy, where the fund's ongoing contributions and/or investment income are sufficient to demonstrate serviceability.
Credit history	Clear credit history.
Servicing assessment	Serviceability is assessed on the fund's acceptable contribution types and income sources (including member contributions, rental income and SMSF investment income) in accordance with Granite lending policy.
Liquidity assessment	No ongoing net asset covenant and no annual liquidity re-test unless a loan variation takes place. Liquidity is assessed at application. The SMSF trustee remains responsible for maintaining adequate liquidity for the life of the loan, ensuring the fund holds sufficient liquidity to meet loan repayments, property outgoings and the fund's obligations.
Acceptable borrowers	Corporate Trustee only, Australian citizens or permanent residents.
Additional and proposed contributions	Available. Proposed contributions with a contribution form.
No scheduled annual financial review requirement	We may review facilities upon default, upon loan variation requests, conduct portfolio monitoring and request information in certain circumstances.

Fees and options

Loan application / Loan settlement fee	Nil
Lender's annual facility fee	$395
Fixed rate lock fee	$495
Lenders protection fee	Additional lender protection fees may apply depending on LVR. Refer to the Granite Risk Fee Chart
Document reissue fee	$110 (excluding GST)
Discharge administration fee	$2,200
Loan account variation fee[1]	$250
Loan facility variation fee[2]	$450
Third party cost[3]	At cost
Valuation fee	Waived for residential properties. At cost for commercial properties. Granite reserves the right to require additional valuations where necessary.

*Click here to refer Postcode Matrix for details

1. A Loan account variation fee may apply when changes are made to a loan account or its features (such as repayment frequency, loan structure, or linked accounts). Any applicable fees will be disclosed before the change is processed.
2. A Loan facility variation fee may apply if a request changes to a loan alters its structure, terms, or risk profile. This can include changes such as increasing the loan amount, extending loan term, adding or removing borrowers, or substituting the security property. These types of changes may require a reassessment of the loan. Any applicable fees will be disclosed before the variation is processed.
3. Third party fees are quoted exclusive of GST and will have GST added. Third party costs reasonably incurred in providing this service may include legal, custodian, mortgage management, land registry and electronic processing fees. These costs may vary and are payable by the applicant(s).

This document is for accredited mortgage brokers only and is not intended for distribution to retail consumers. Product features, fees, eligibility criteria and lending policies may change without notice. All applications are subject to credit assessment, verification requirements, lending criteria and approval. Terms and conditions apply. The information provided is accurate as of the issue date and is subject to change without notice.

SMSF borrowing is complex and involves risks. Trustees should obtain independent financial, legal and tax advice before proceeding. Refer to the Target Market Determination (TMD) before recommending this product.

1300 232 999
Option 5 for Scenarios

info@granitehomeloans.com.au

granitehomeloans.com.au