

Commercial Easy Refinance Loan

Broker use only



Better rates



Easier access to equity



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

To qualify for Granite's Commercial Easy Refinance loan package, the new interest rate must be lower than your client's current interest rate, and your client's current interest rate cannot be more than 2% higher than the new interest rate.

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Features			
Ownership structure	Company Trust Individual (for Owner Occupied only)	Maximum LVR	80% for P&I Use the Property Checker function in the Granite Broker Management Tool to look up a post code or address to check policy information, such as max LVRs, loan amounts and more.
Loan purpose	Re-finance of - owner occupied commercial property or - investment commercial property	Loan term	- Up to 360 months (P&I) - Up to 60 months (Interest Only)
Excluded property types	- Commercial property held in an SMSF - Construction - New commercial property purchase	Repayment type	- Principal & interest (P&I) - Interest Only (IO)
Acceptable security	Refer to the list below	Repayment frequency options	Principal and Interest Weekly/Fortnightly/Monthly Interest Only (Monthly)
Borrower Type	- Personal or joint ownership (Owner Occupied Commercial Property) - Joint - Company - Self-employed - Trusts (Discretionary Family Trust or Unit Trust)	Eligibility criteria	- No indications of financial deterioration; and - Credit Reports - evidence parties can meet their existing loan commitments; and 3% of security property value capped at \$50,00. * New interest rate must be lower than current interest rate, and current interest rate cannot be more than 2% higher than the new interest rate. * Company & Trusts must have been established for at least 24 months. * Held the existing loan for at least 12 months, shows a good payment history and no significant arrears.
Minimum loan amount	\$50,000		
Maximum loan amount	\$3,500,000		
Property location	Refer to Broker Management Tool	Company/Trust documents	For Companies: - ASIC Search or Certificate of Registration (Performed by Origin MMS) For Trusts: - 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

 info@granitehomeloans.com.au

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Fees

Valuation¹	At cost Order Commercial vals via: (\$55 quote fee applicable) https://hello.granitehomeloans.com.au/val-request	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.
Monthly service fee	\$0		
Third party fees¹	At cost Doc reissue fee \$110 (Ex GST)		
Annual facility fee	\$379	Loan 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.
Lenders protection fee (not subject to GST)	Refer to Risk Fees The Lender Protection Fee (LPF) is calculated based on the total loan amount. 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.	Early termination fee (not subject to GST)	1% of original loan amount within 36 months
		Discharge admin fee	\$795 (If discharging within 36 months, both Early termination & discharge fee will be charged.)

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
- Breweries
- Brickworks
- Brothels
- Hotels and pubs
- Marinas
- Motels
- Hospitals
- Schools
- Quarries & mines
- Gasworks
- Sawmills
- Swimming Pools
- Caravan Parks
- Churches / Places of worship
- Rural Acre > 25 hectares
- Vineyards / Wineries
- Stables
- Farms
- Clubs
- Golf Courses
- Sporting Centres
- Theatres / Cinemas
- Theme Parks
- Gaming Centres
- Recording/ Film studios
- Foundries
- Funeral Parlours
- Tanneries
- Petrol Stations

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