

# BENEFITS FOR YOU...

## TRUE ASSET LEND/NO DOC PRODUCT

### Target Market

- Applicants without income verification
- Applicants not wanting to deal with traditional lenders
- Property Investors
- Small to Medium businesses
- Developers wanting to hold stock
- Funds required urgently (within 48 hours from receipt of Valuation)
- No Cash Out restrictions

### Loan Size

- \$100,000 - \$2,000,000 per property
- \$2,000,000 maximum exposure to any Borrower

### LVR

- Up to 85% on Residential
- Up to 75% on Commercial

### Loan Term

- Minimum 1 month
- Maximum 5 years

### Interest Rate

- From 12.99% per annum

### Purpose

The loan purpose must be predominantly (more than 50%) for business &/or Investment. Acceptable purposes include:-

- Property or Business acquisition
- Purchase shares or other income producing investments
- Refinance of business/investment debt
- Business Working Capital or expansion
- Taxation/Superannuation
- Development finance Take Out
- Release equity in property

### Repayment Options

- Interest capitalised within LVR limits & deducted from loan amount at settlement

- Interest Only monthly in arrears via direct debit subject to lender approval

# MORE BENEFITS FOR YOU...

## Security

### WE ONLY LEND IN NSW, VIC AND QLD

First Registered Mortgage over Residential investment, Commercial, Retail, Vacant Land & Industrial property located in Sydney, Melbourne, Brisbane metropolitan areas & regional towns in NSW, Victoria & Queensland with a population greater than 10,000. Unacceptable security includes properties with a specialised nature such as Petrol Stations, Hotels/Motels, Resorts, Wineries, etc. NB - Residential Owner Occupied Property is unacceptable, even if the purpose is non code.

## Fees

Commitment Fee	\$1,000 + GST refunded at settlement
Application Fee	2% of loan amount + GST
Valuation Fee Residential	From \$200* + GST
Valuation Fee Commercial	From \$600* + GST
Risk Fee if LVR > 80%	1% of loan amount + GST
Lender Legal Fee	From \$500** + GST
Review fee for loans >12 months	0.20% +GST charged bi-annually in advance

\* Price dependent on property market value

\*\* Fee can vary depending on loan structure

## Other Features

- No Declaration of income – True Asset Lend/ No Doc
- No Accountant letter
- No Mortgage Insurance
- No ongoing fees
- No early repayment penalties
- No cash out issues (provided funds are not for a domestic purpose)
- No ABN requirements
- Express process from application to settlement. Thousands of happy clients already

## Point of Difference

- Highly geared No Doc loans available on residential & commercial
- Bridging available to get the client “back on track”
- Landbank finance without pre sale requirements
- Market value not purchase price accepted on an advantageous/off the plan purchase
- Credit impaired considered for genuine applicants
- Highly experienced lending team prepared to assess each deal on its individual merits & to think “outside the square”
- Lender that has been lending in the no doc/lo doc market for three decades.
- Strong industry reputation and undoubted ability to meet deadlines
- Cheaper rates than funders that charge a high DEF over 4 years

# AS EASY AS 1, 2, 3...

## Simple Application Process

We accept loan scenarios by email, fax or phone. In nearly every circumstance we can give you an immediate indication if we can assist. If the deal is one that we can do, you will need to provide the following:

- Completed Eurofinance Asset Lend Application Form.
- 100 point ID
- Front page of Contract of Sale & special conditions if a purchase
- 6 months recent loan statements if a refinance
- Application Summary from you including proposed exit strategy if applicable

We will arrange our credit checks and if appropriate issue an indicative offer subject to a valuation. The letter will ask for a payment from the applicant being a commitment fee of \$1000 + GST & the applicable valuation fee. Upon receipt of the fees we will then arrange a valuation with a valuer who is on our panel. The balance of fees are not required until settlement & will be deducted from loan proceeds. This means your client's cash reserves are not affected compared to most lenders who require the full application fee upfront.

Once the valuation has been completed & the property is acceptable, we will issue your client a formal letter of offer. The letter will confirm approval & include a Declaration of Purpose and Direct Debit Authority. This letter needs to be accepted and returned as we will then instruct our solicitor to prepare loan documentation.

Loan documents will be issued usually the same day or following day at the latest. The Borrower will need to sign the documents & provide insurance, confirmation that Council & Water rates are paid & land tax if applicable. Once our solicitor has received the documents back, we can settle the next day if required.

If the matter is urgent we can usually settle a loan within 48 hours after receipt of the valuation. Of course for this to happen, we will need the Borrower to assist us by also treating the matter as urgent.

Contact Robert Kirk now for all your scenarios.  
Ph: (07) 3358 2322 Fax: (07) 3358 4988 Email: [rkirk@platinummortgages.com.au](mailto:rkirk@platinummortgages.com.au)