

Effective from 10th March 2023

Firstmac Residential SMSF

Purchase & Refinance

	SMSF 70 Broker Special	SMSF 80 Broker Special	SMSF 70	SMSF 80
Variable Rates	6.49%	6.99%	8.35%	8.59%
Fixed Rates - 5 years	-	-	7.40%	7.64%
Max LVR	70%	80%	70%	80%
Max Loan amount	\$1,500,000	\$1,000,000	\$1,500,000	\$1,000,000
Additional repayments	Yes, unlimited		Variable – Yes, unlimited Fixed – Max \$10,000 p.a.	
Max Loan term	30 years			
Liquidity benchmark	5%			
Min Asset test	N/A			
Min Loan amount	\$50,000			
Security type	Residential Only. Vacant land and Multiple dwellings on one title are not acceptable. Please refer to the SMSF section of the Firstmac Residential Lending Policy			
Serviceability	80% gross rental 100% of contributions 100% of additional voluntary contributions post tax* Deemed rate = Current RBA cash rate			
Repayment type	Principal & Interest			
SMSF Structure	Borrower will be the SMSF Trustee with property held on trust by a Corporate or Individual Property Trustee			
100% Offset / Redraw	No			
Legal advice	Purchase – Yes Refinance - No - previous copy			
Valuation fee	\$220 or at cost			
Lenders legal fee	Purchase - \$490 Refinance - \$0			
Annual / Monthly fee	\$0			
Application fee	Purchase - \$0 Refinance - \$0			
Settlement fee	\$0			
Discharge fee	\$300			

All serviceability must be through the SMSF.
Loans to be supported by personal guarantee/s from the beneficiaries of the SMSF

SMSF Structure

