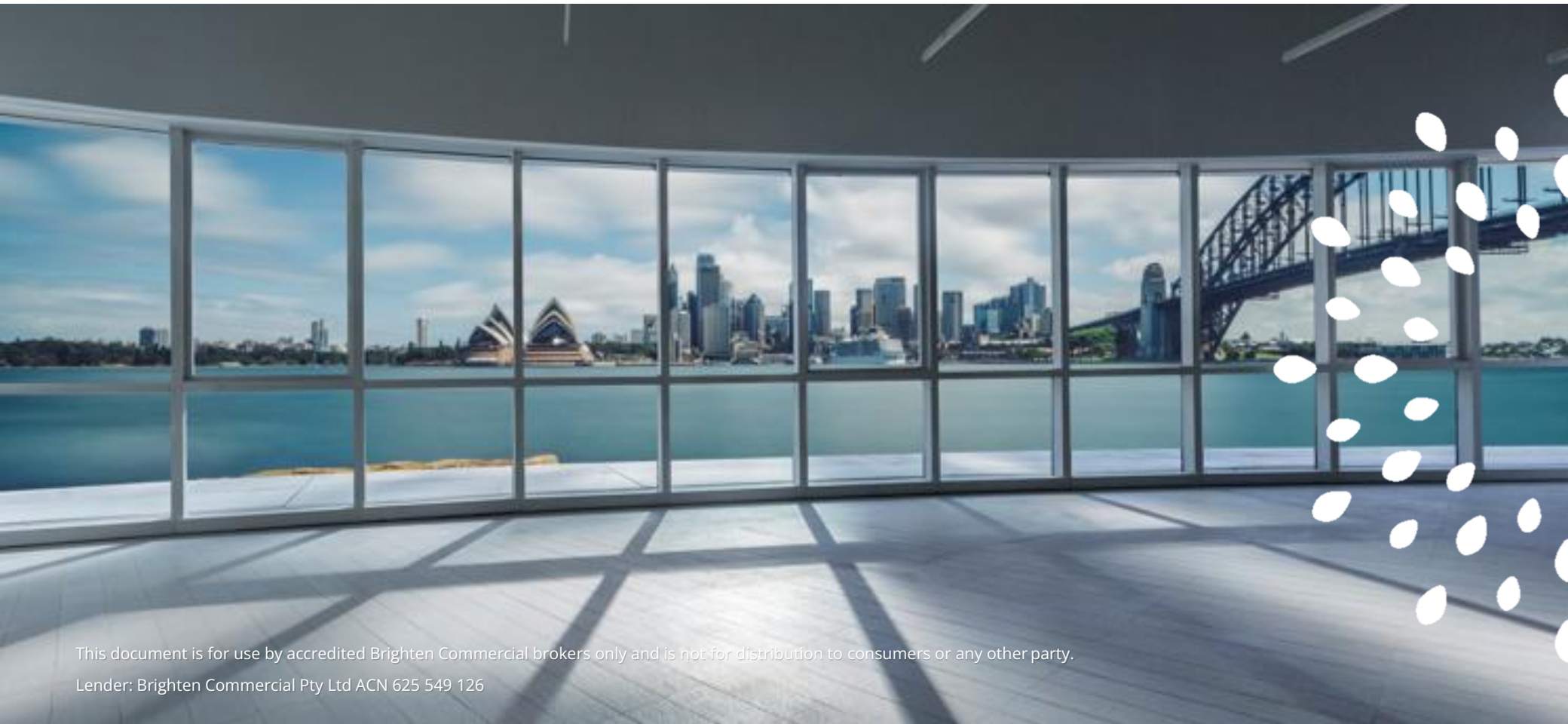


Brighten Commercial Product Guide



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Lender: Brighten Commercial Pty Ltd ACN 625 549 126

Brighten Commercial – Full Doc, Alt Doc & Lease Doc



| | Commercial Full Doc | Commercial Alt Doc | Lease Doc |
|--|--|--|--|
| Loan Purpose | Purchase, refinance or equity release of residential or commercial property | | |
| Suitable Borrowers | Individual, Company or Trust | | |
| Property Type | Owner Occupied or Investment | Owner Occupied or Investment | Investment Only |
| Min. Loan Amount | \$250,000 | \$250,000 | \$100,000 |
| Max. Loan Amount | ≤80% LVR Max. \$3,000,000 Max. Exposure \$5,000,000 | ≤80% LVR Max. \$3,000,000 Max. Exposure \$5,000,000 | ≤70% LVR Max. \$3,000,000 Max. Exposure \$5,000,000 |
| Max. LVR | 80% | 80% | 70% |
| Loan Term | 10-30 years | 10-30 years | Up to 30 years |
| Acceptable Securities <i>(Refer to Acceptable Security Location Postcodes List)</i> | <ul style="list-style-type: none">• Category 1 and Category 2 Postcodes• Residential securities• Commercial securities (office, warehouse, factory, retail premises and light industrial) <i>Specialised securities considered case by case</i> | <ul style="list-style-type: none">• Category 1 and Category 2 Postcodes• Residential securities• Commercial securities (office, warehouse, factory, retail premises and light industrial) <i>Specialised securities considered case by case</i> | <ul style="list-style-type: none">• Category 1 and Category 2 Postcodes• Commercial securities (office, warehouse, factory, retail premises and light industrial) <i>Specialised securities considered case by case</i> |
| Income Documentation | PAYG <ul style="list-style-type: none">• 2 consecutive payslips; AND• 3 months bank statements showing salary paid by employer | PAYG <ul style="list-style-type: none">• 2 consecutive payslips; AND• 3 months bank statements showing salary paid by employer | <ul style="list-style-type: none">• Current lease agreement; AND• Statement of Position |
| | Self-employed <ul style="list-style-type: none">• Latest 2 years financial statements;• Latest 2 years tax returns; AND• Latest 2 years ATO Notice of Assessments <i>OR</i> <ul style="list-style-type: none">• The most recent 1-Year Financial Statements (i.e. Statement of Financial Position / Performance), including business/trust and personal Income Tax Returns must be provided. This must also be supported by the latest available Tax Assessment Notice. | Self-employed <ul style="list-style-type: none">• Borrower income declaration; AND• ONE of the following<ul style="list-style-type: none">◦ Accountant Declaration◦ 6 months lodged BAS◦ 6 months Business Bank Statements <i>Active ABN for at least 2 years (If Turnover is >\$75,000 must be registered for GST for minimum 12 months)</i> | |
| Cash Out | Unlimited | | |
| Debt Consolidation | Up to 5 unsecured debts (<3 credit cards, ATO debts not accepted) | | |
| Credit History | Default paid up to \$500 may be considered | | |
| Split Loan | Up to 5 loan splits | | |
| Repayment Options | Principal and Interest Interest Only up to 5 years followed by Principal and Interest | | |
| Repayment Methods | Direct Debit BPAY Pay anyone | | |



Brighten Commercial – Full Doc, Alt Doc & Lease Doc



| Variable rate p.a. | | Commercial Full Doc | Variable rate p.a. | | Commercial Alt Doc | Variable rate p.a. | | Commercial Lease Doc |
|--------------------|------|---|--------------------|------|--------------------------------------|--------------------|------|----------------------|
| | | Owner Occupied or Investment | | | Owner Occupied or Investment | | | Investment |
| | | P&I or IO | | | P&I or IO | | | P&I or IO |
| LVR | ≤60% | 7.49% | LVR | ≤65% | 8.29% | LVR | ≤50% | 7.89% |
| | ≤70% | 7.79% | | ≤70% | 8.49% | | ≤65% | 8.04% |
| | ≤75% | 7.99% | | ≤75% | 8.69% | | ≤70% | 8.19% |
| | ≤80% | 8.19% | | ≤80% | 9.19% | | | |
| Possible Add-On(s) | | 1-Year financials: +0.4% p.a. Loans >\$2m and LVR >70%: +0.2% p.a. | Possible Add-On(s) | | Loans >\$2m and LVR >70%: +0.3% p.a. | | | |

| Fees and Charges | | Commercial Full Doc | Commercial Alt Doc | Commercial Lease Doc |
|-------------------|----------------------------------|--|-----------------------------|-----------------------------|
| Conditional Offer | Valuation and administration fee | At cost | At cost | At cost |
| Settlement | Establishment fee* | 0.85% | 1% | 1% |
| | Lenders legal fees | At cost, plus disbursements | At cost, plus disbursements | At cost, plus disbursements |
| Other fee | Early repayment fee* | 1 month interest | 1 month interest | 1 month interest |
| Discharge | Discharge fees | \$550, plus lenders legal fees at cost | | |

*Of the original loan amount.

| | Brighten Lift® | |
|--|--|--|
| Loan Purpose | Purchase, refinance or equity release of residential or commercial property | |
| Suitable Borrowers | Company | |
| Loan Term | Min. 3 months, Max. 3 years | |
| Min. Loan Amount | \$250,000 | |
| Max. Loan Amount | Residential Security ≤65% LVR: \$5,000,000 >65% LVR: \$2,000,000 | Commercial Security ≤60% LVR: \$5,000,000 >60% LVR: \$2,000,000 |
| Max. LVR | Residential Security: up to 70% LVR Commercial Security: up to 65% LVR Vacant Land: up to 65% LVR (approved on a case-by-case basis) | |
| Max. Exposure | \$5,000,000 | |
| Acceptable Securities <small>(Refer to Acceptable Security Location Postcodes List)</small> | <ul style="list-style-type: none"> Category 1 Category 2 locations considered for houses only with LVR up to 65% | |
| Application Documentation | <ul style="list-style-type: none"> Statement of Position Signed and dated Borrower Declaration declaring borrower(s) capacity to meet the proposed loan repayment and confirming Exit Strategy Rental statement if property is tenanted Current 6 months loan statement if refinance | |
| Cash Out/ Debt Consolidation | Unlimited | |
| Credit History | Credit impairment may be considered | |
| Split Loan | Up to 5 loan splits | |
| Repayment Options | Interest only monthly in advance | |
| Repayment Methods | Direct Debit BPAY Pay anyone | |

| Variable rate p.a. | | Interest Rates | |
|-----------------------|------|---|------------|
| | | Residential | Commercial |
| LVR | ≤55% | 8.74% | 10.24% |
| | ≤60% | | 10.74% |
| | ≤65% | 9.24% | |
| | ≤70% | | |
| Possible Add On(s) | | Loans > \$3m: +0.5% p.a. Category 2 locations: +0.5% p.a. Vacant land: +0.5% p.a. | |

| Fees and Charges | | |
|------------------|----------------------------------|--|
| Submission | Valuation and administration fee | At cost, paid upfront |
| Indicative Offer | Commitment fee | \$1950 Deducted from establishment fee at settlement. Non-refundable if not proceeding |
| | Lenders legal fees | At cost incurred |
| Settlement | Establishment fee* | 1.5% (includes 0.5% Brokerage Fee) |
| | Line Fee | 0.1% of Limit, payable annually in advance |
| Other fees | Early repayment fee | 1-month interest, subject to minimum 3-month loan term^ |
| Discharge | Discharge fees | \$1950, plus lenders legal fees at cost |

*Of the original loan amount if repaid within three years.

^If loan is repaid within the first three months, three months interest will be charged