



Brighten Commercial Product Guide



	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	≤70% LVR Max. \$3,000,000 >70% LVR Max. \$2,000,000 Max. Exposure \$5,000,000	≤70% LVR Max. \$3,000,000 >70% LVR Max. \$2,000,000 Max. Exposure \$5,000,000	≤70% LVR Max. \$3,000,000 Max. Exposure \$5,000,000
Max. LVR	80%	75%	70%
Loan Term	10-30 years	10-30 years	Subject to lease term
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 financials • Latest 2 years ATO Notice of Assessments 	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 ○ 3 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		

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%	7.99%		LVR	≤65%	8.79%		LVR	≤50%	7.99%	
	≤70%	8.29%			≤70%	8.99%			≤65%	8.29%	
	≤75%	8.49%			≤75%	9.19%			≤70%	8.49%	
	≤80%	8.69%									
Possible Add On		Loans > \$1m + 0.3% p.a.		Possible Add On		Loans > \$1m + 0.3% p.a.		Possible Add On		Loans > \$1m + 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	Application fee	\$660	\$660	\$660
	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 Max. \$5,000,000 >65% LVR Max. \$2,000,000 Max. Exposure \$5,000,000	Commercial Security ≤60% LVR Max. \$5,000,000 >60% LVR Max. \$2,000,000 Max. Exposure \$5,000,000
Max. LVR	Residential Security <ul style="list-style-type: none"> 70% LVR for houses and townhouses 65% LVR for apartment units 55% LVR for residential vacant land (LVR approved on a case by case basis) 	Commercial Security <ul style="list-style-type: none"> 65% LVR (LVR approved on a case by case basis)
Acceptable Securities <i>(Refer to Acceptable Security Location Postcodes List)</i>	<ul style="list-style-type: none"> Category 1 Postcodes 	
Income 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 repayment in advance	
Repayment Methods	Direct Debit BPAY Pay anyone	

Variable rate p.a.		Interest Only Repayment	
		Residential	Commercial
LVR	≤55%	9.49%	11.29%
	≤60%		12.29%
	≤65%	10.29%	
	≤70%		-
Possible Add On(s)		Loans > \$3m + 0.5% p.a.	
		Apartment unit + 0.5% p.a. Vacant land + 1% p.a.	-

Fees and Charges		
Submission	Valuation and administration fee	At cost, paid upfront
Indicative Offer	Commitment fee	\$1950, to be refunded at Settlement Non-refundable if not proceeding
	Lenders legal fees	At cost incurred
Settlement	Establishment fee*	From 2% (including 0.5% Brokerage Fee)
	Line Fee	0.1% of Limit, payable annually in advance
Other fee	Early repayment fee*	1 month interest, subject to minimum 3 months loan term
Discharge	Discharge fees	\$1950, plus lenders legal fees at cost

*Of the original loan amount.