

Commercial Loans

Who can apply?

Sandhurst Commercial Loans are available to individuals, partnerships, companies and discretionary trusts.

What about interest rates and repayments?

Interest charged by Sandhurst Trustees compares favourably with rates charged by other lenders throughout Australia. Sandhurst offers borrowers the choice of "Interest Only Loans", "Principal and Interest Loans" or a combination of both.

Interest rates for these loans may be variable, fixed for periods of 1 to 5 years or a combination of both. At the end of a fixed rate period borrowers may select a further fixed rate term, or convert to the variable rate.

How quickly can a loan be approved?

Approval is usually granted within 48 hours of all appropriate information being provided.

What fees are charged?

Setup Fees

The Borrower pays:-

- all fees involved in the preparation and registration of the mortgage security documents
- the valuation fee
- a commitment/application fee is payable once the loan has been approved and the offer accepted by the borrower. This confirms the applicant's acceptance of the loan.

Fees after settlement

No ongoing fees (where loan contract is complied with and is not varied).

PRODUCT PROFILE

• Fees	
• Valuation	by negotiation
• Solicitors fees	by negotiation
• Commitment/Application fee	0.5% of loan amount
• Term	
• Interest Only	1-5 years
• Principal & Interest	Up to 15 years
• Repayments	
• Monthly	
• Loan Amount	
• Minimum	\$100,000
• Maximum	no set maximum
• Maximum Loan to Valuation Ratios	
• Commercial	65%
• Commercial (<i>Specialised security</i>)	50%
• Industrial	55%
• Rural	40%
• Residential	65%
• Redraw Facility (Principal & Interest Loans Only)	
• Minimum amount	\$5000
• Redraw Fee	\$50
• Guarantees	

Joint and several guarantees of directors and beneficiaries of Trusts (*Company Lending*).

Required Documentation

- STL Commercial Credit Application and Loan Summary
- Copy of Title and/or copy of Contract of Sale - For facilities where the purpose is to purchase
- Evidence of genuine savings and/or proof of equity for loans where the purpose is to purchase
- Transaction statements (for the past 12 months) for all loans to be refinanced
- 100 point identification

- Satisfactory CRAA Report for all parties
- Copies of current signed and dated "Lease Agreements" if the properties are leased
- Last 3 years financial returns must be provided for the borrower and all associated parties (Guarantors etc)

Security

First Registered Freehold Mortgage over Torrens or Strata Title.

Eligible and Ineligible Securities

Eligible

Commercial, industrial, residential, and rural properties.

Ineligible

- Fun Parks
- Hospitals
- Log Cabins
- Private Clubs
- Sporting Centres
- Theatres & Cinemas
- Transportable Homes
- Buildings under construction
- Properties in which the value is determined by the validity of the business carried out at those premises
- Any property whose value is significantly dependent on the value of fixtures, fittings, plant and equipment
- Securities located in remote or low density population areas may not be considered