

CSL MONEY PRIVATE PRODUCT GUIDE



	PRIVATE FIRST MORTGAGE	PRIVATE SECOND MORTGAGE	PRIVATE EQUITABLE MORTGAGE	PRIVATE CONSTRUCTION MORTGAGE
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Purpose	Unregulated	Unregulated	Unregulated	Construction
Loan Term	12-36 months	3-24 months	1-6 months	12-24 months
Loan Amount	\$100,000 to \$3,500,000	\$50,000 to \$500,000	\$25,000 to \$350,000	NSW, QLD minimum \$1.0m VIC minimum \$3.0m
Interest rates	8.75% to 12.25% p.a	15.75% to 22.50%	2% to 5% per calendar month	BBSW +2.45%*
Max LVR	70%	80%	80%	70 – 75% against GRV on 1st mtg, upto 80% on 2nd mtg 70% on land settleme
Repayments	Interest only	Interest only	Interest only	Interest only
Security	1st registered mortgage	2nd registered mortgage with priority letter from 1st mortgagee	2nd ranking unregistered mortgage noted on title through a caveat	First Mortgage (or combined with second mortgage)
Eligible Security	Real property zoned residential, commercial, rural or industrial in metro areas of NSW, VIC and QLD NSW, VIC, QLD Non Metro areas will be considered with lower LVR	Real property zoned residential, commercial, rural or industrial in metro areas of NSW, VIC and QLD NSW, VIC, QLD Non Metro areas will be considered with lower LVR	Real property zoned residential, commercial, rural or industrial in metro areas of NSW, VIC and QLD NSW, VIC, QLD Non Metro areas will be considered with lower LVR	Construction of residential/ commercial or industrial dwellings located in NSW, QLD or VIC
Serviceability	No servicing required if interest prepaid. Otherwise borrower must self certify income and assets	No servicing required if interest prepaid. Otherwise borrower must self certify income and assets.	Interest prepaid	If included in facility servicing not required
Exit	Clear exit strategy to be provided	Clear exit strategy to be provided	Clear exit strategy to be provided	Exit strategy required if no pre-sales available
Credit History	Veda Advantage credit search conducted for purpose of full disclosure only	Veda Advantage credit search conducted for purpose of full disclosure only	Veda Advantage credit search conducted for purpose of full disclosure only	Clear
Early repayment fee	Minimum term 12 months	Minimum term 3 months	Minimum term 1 months	N/A
Commitment fee	\$990	\$990	\$990	\$4,900.00
Establishment fee	2.2% inc GST can be capitalised on top of the loan	2.2% inc GST*	2.2% inc GST	2.2% inc GST*
Valuation fee	Valuation to be quoted on application			
Legal fees	Lenders legals estimated at \$1,500			Estimated at \$3,500.00 depending on the complexity
Commission structure	1.1% (incl GST) to be paid to the broke		1.1% (incl GST) to be paid to the broker	0.77% (incl GST) to be paid to the broker

* A risk fee may apply depending on LVR