

You're ready to back your business.

We've got SIMPLE+.

SIMPLE+ is our streamlined submission pathway for business lending up to \$5M¹

- Up to \$500K overdraft or business loan with no requirement for property as security²
- Simplified assessment criteria for residential and commercial property investors ineligible for Lease Doc²
- Caters to borrowing structures with up to 4 business entities and guarantors from up to 4 households
- Extended LVRs available against residential and commercial security in line with policy, even for property investment³
- Customers with tax arrears under a formal payment arrangement are eligible
- ATO Business Activity Statements (BAS) are accepted², providing easier options when obtaining financial information



Eligibility² for new or existing customers

Lending limit	Business lending up to \$5M¹	
Business trading history	≥12 months trading history and no losses in past 12 months (post adjustments)	
Borrowing structure	4 business entities and guarantors from up to 4 households	
Products	Business Loans and Commercial Overdrafts	
Credit history	Clear credit bureau report	
Tax position	Tax liabilities including any formal payment arrangements are up to date	
Security	Secured by one or a combination of the following: Non-specialised commercial property or standard residential property Cash, acceptable equipment finance assets or acceptable guarantees General Security Agreement (GSA) where applicable	

SIMPLE+ BAS Eligibility and Exclusions

SIMPLE+ BAS allows for the use of a customer's most recent 12 months' BAS to assess servicing without the need for accountant prepared financials. Eligibility follows the same table above with the key differences of:

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Lending limit	Business lending up to \$1.5m ¹	
Exclusions	Customers reporting under the GST Instalment method	
Excluded industries	Agriculture, Aged care and nursing homes, Childcare, Food wholesalers and retailers, Hospitals and pharmacies, Property developers, Religious organisations, Franchises, Not-for-profits and Travel agents.	

What documents are required

☐ SIMPLE+ Application form			
☐ Business Finance Consent form			
☐ Latest 12 months' ATO statements for business inclusive of Integrated Client Account			
1 year individual tax return for self-employed, including notice of assessment			
Where SIMPLE+ BAS eligible:	For all other SIMPLE+ applications:		
☐ Latest 12 months' ATO BAS (Quarterly or Monthly)	☐ Latest annual accountant prepared financial statements or more recent business tax return		

What other documents may be required

- Payslips for PAYG income
- Contract of Sale
- ATO Payment Plan
- Trust Deed
- Rental income verification if not included in individual tax return
- 12 months' Instalment Activity Statements only required if BAS reported quarterly but salary and • wages (W1) reported monthly
- For Property Investment Lending⁴:
 - Signed copy of current lease agreement(s)
 - The latest accountant prepared financials or latest tax return for the property investment entity⁴
- For external loans being refinanced, 3 months' bank statements⁵
 - For new to bank customers, 3 months' business transaction statements and identification documents required⁵

How do my customers apply?

You should submit completed SIMPLE+ Application and Business Finance Consent forms along with all supporting documents to your Senior Business Development Manager.

Things you should know: Credit criteria, terms & conditions, fees & charges apply. This information does not take your personal objectives, circumstances or needs into account. Consider its appropriateness to these factors before acting on it. 1. Certain products have maximum limits less than \$5M, please confirm these with your BDM. 2. Refer to your Senior BDM or Relationship Manager to discuss the suitability of SIMPLE+ and SIMPLE+ BAS. Excludes consumer lending, construction lending, sector policy & specialised lending. 3. Where the customer's income is predominately self-employed. 4. Only specific Property finance – Investment lending scenarious allowed under SIMPLE+. All other Property Finance Sector lending (including Lease Doc) are excluded. 5. 6 months' for seasonal businesses. © Bank of Melbourne - A Division of Westpac Banking Corporation ABN 33 007 457 141 ASFL and Australian credit licence 233714.