

Lease Doc - Simple Lending Policy.

For customers investing in non-specialised commercial property and residential complexes.

Applying for a loan to invest in non-specialised commercial property and residential complexes² is easier under Lease Doc. We'll look at rental income and the tenant to assess applications. This means several of our usual documents are not needed.

We've made it simple.



Loans up to \$3m and 65% loan-to-value ratio (LVR).



No tax returns and reduced documentation.



No application form, only a Business Finance Consent form.



Assessed using actual interest rate and repayments.



New to bank and existing customers.

Eligibility.

Maximum loan limit	Up to \$3m
Maximum LVR	65%
Borrowing structure	Borrower must be non-trading entity with structure either being a Company or Company As Trustee for a Trust
Maximum interest only period	The lesser of 3 years or lease expiry (including options)
Loan term	Up to 25 years for principal and interest repayments and up to 3 years for interest only repayments
Product	Variable and fixed interest rate Business Loans
Loan purpose	Refinance or purchase of a commercial investment property which can include cash out for business purposes ¹
Property type	<ul style="list-style-type: none"> • Non-specialised commercial properties • Predominately commercial mixed-use properties • Residential complexes considered non-specialised commercial² • Property must be tenanted with an arms-length lease³
Credit history	Clear Credit Bureau Report
Tax position	All tax liabilities up to date
Security	<ul style="list-style-type: none"> • Directors guarantees • First registered mortgage over commercial property • Other supporting security as needed

What's needed

All transactions

Signed Business Finance Consents Form

Tenancy schedule

Full copy of signed current lease

Latest full ATO tax portal report for the last 12 months with evidence of all tax liabilities up to date

New to Bank of Melbourne?

Identification requirements⁴

Refinancing from another institution?

Bank statements - most recent 3 months with evidence of satisfactory account behaviour

Copy of valuation, unless seeking an approval in principle

What's not needed

- Application form covering personal income, assets and liabilities
- Balance sheet and profit and loss statements
- Tax Returns

You've got questions? We've got time to talk.

 bankofmelbourne.com.au

 Contact your Relationship Manager or Senior Partnership Manager for more information and full details.

The details

Credit criteria, terms and conditions, fees and 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. Total of borrowings must be 65% LVR or less. 2. Please speak to your Senior Partnership Manager or Relationship Manager for details and our definitions of Residential complexes. 3. Tenant cannot be a related entity. 4. For more information on Bank of Melbourne's identification requirements please [click here](#).