Bank of Melbourne

Super Fund Home Loan – Fact Sheet.

Please note: this product has been unavailable for new lending since 21 February 2021.

This loan was designed to help self-managed super funds (SMSFs) buy residential investment properties as part of their long-term savings strategy. It is no longer available to new customers, however existing customers can continue to use and manage their loan and will continue to receive our support.

Loan Purpose	**You can use this loan to:** • Buy a residential investment property through your SMSF • Refinance an existing SMSF home loan • Buy a property before it is completed (off-the-plan), as long as it's ready to move into within 90 days of approval **You can't use this loan to:** • Buy a property to live in • Fund business activities, including building or property development • Refinance properties on land larger than 2.5 hectares • Buy properties under the National Rental Affordability Scheme (NRAS)
Interest Rate	• You can choose either a variable rate or a fixed rate • Fixed rates are available for up to 5 years
Repayment Frequency	• Principal and interest repayments can be made monthly, fortnightly, or weekly • Interest-only repayments are made monthly
Interest Only Payments	• You can't switch from principal and interest repayments to interest-only repayments • If you already have interest-only repayments, you can keep them until the end of the agreed period, or switch to principal and interest repayments
Additional Repayments	You can make extra repayments at any time. However, any additional repayments you make cannot be accessed or withdrawn later.
Repayment Redraw	Not available
Interest Offset	• An offset account is available • The offset account must be in the same name as the SMSF home loan
Top Up	Not available

Switching & Splitting your Loan	• You can request to switch between fixed and variable rates (conditions apply) • You can split your loan into fixed and variable portions
Advantage Package	Not available
Card Access	Not available
Loan Amount	• Minimum loan amount is $100,000 • Maximum loan amount is $2,000,000
Loan Term	• The maximum loan term is up to 30 years • Fixed rate terms are available for up to 5 years
Lenders' Mortgage insurance	Not available
Borrowing Entity	The borrower must be the SMSF trustee and meet superannuation requirements. **The following borrowers are not eligible:** • Individuals • Partnerships • Companies (unless acting as SMSF trustee) • Non-residents • Trusts that are not SMSF trustees
Acceptable Security	The property must be held in trust for the SMSF **Security not allowed:** • Second mortgages • Commercial, industrial, or other non-residential properties • Cash deposits • Assets not purchased with the loan

Things you need to know:

- Product withdrawn from sale on 21 February 2021
- Neither the lender nor its legal advisers can provide advice on the appropriateness of the loan or property acquisition
- Redraw is not permitted on this product
- This information is general only and doesn't take into account your personal circumstance, individual objectives, financial situation or needs

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