

COMMERCIAL LOANS (PRINCIPAL & INTEREST)

Product profile & benefits	
SECURITY	Freehold Retail/Commercial/Industrial properties (leased or owner occupied)
PURPOSE	Purchase or refinance
AMOUNT	\$50,000+
LOAN TO VALUATION RATIO	Loans available up to maximum 70% of Valuation prepared by TMS panel valuer
INTEREST RATE	Variable (rates available upon application)
REPAYMENT	Monthly in arrears. Repayments to be debited to borrowers nominated bank account on the last business day of each month.
INTEREST CALCULATION	On daily outstanding principal balance and debited to loan account on the last day of each month.
TERM/REPAYMENTS	Either five, ten or fifteen years or any other term approved by TMS. Repayments (monthly/fortnightly) via Direct Debit or cheque.
APPLICATION FEE	0.2% - 0.5% of total amount approved
ONGOING FEES (MONTHLY)	From \$15- (Determined at discretion of TMS and debited to loan account on the last day of each month.)
ADDITIONAL REPAYMENTS	Principal reductions accepted at TMS's discretion Additional costs incurred, \$500
EARLY PAYOUT	Three months additional interest
SECURITY/ LEGAL DOCUMENTATION	Prepared by panel solicitors. Costs and fees based on complexity of borrowing structure and payable by borrower.
VALUATION FEES	Payable by the applicant and collected prior to instructions being issued.
LOAN STATEMENTS	Upon request.

COMMERCIAL LOANS (INTEREST ONLY)

Product profile & benefits	
SECURITY	Freehold Retail/Commercial/Industrial properties (leased or owner occupied)
PURPOSE	Purchase or Refinance
AMOUNT	\$50,000 +
LOAN TO VALUATION RATIO	Loans available up to maximum 70% of valuation prepared by panel valuer
INTEREST RATE	Variable (rates available upon application)
INTEREST PAYMENTS	Monthly in arrears. Repayments to be debited to borrowers nominated bank account on the last business day of each month.
INTEREST CALCULATION	On daily outstanding principal balance and debited to loan account on the last day of each month.
TERM	Either five, ten or fifteen years or any other term approved by TMS.
APPLICATION FEE	0.25% - 0.5% of total amount approved
ONGOING FEES (HALF YEARLY)	From \$85- (Determined at discretion of TMS and payable on 31 March and 30 September).
ADDITIONAL REPAYMENTS	Principal reductions accepted at TMS's discretion Additional costs incurred, \$500
EARLY PAYOUT	Three months additional interest
SECURITY/LEGAL DOCUMENTATION	Prepared by panel solicitors. Costs and fees based on complexity of borrowing structure and payable by borrower.
VALUATION FEES	Payable by applicant and collected prior to instructions being issued.
LOAN STATEMENTS	Upon request.

DEVELOPMENT/CONSTRUCTION LOANS (INTEREST ONLY)

Product profile & benefits	
SECURITY	Construction of residential/commercial developments and land subdivisions.
PURPOSE	Purchase or refinance
AMOUNT	\$50,000+
LOAN TO VALUATION RATIO	Loans are available up to a maximum of 70% of "on completion" Valuation prepared by a panel valuer or up to 80% of total development costs.
INTEREST RATE	Variable
INTEREST PAYMENTS	Monthly in arrears. Interest to be debited to borrowers nominated bank account on the last business day of each month.
INTEREST CALCULATION	On daily outstanding principal balance and debited to loan account on the last day of each month.
CAPITALISATION OF INTEREST PAYMENTS	Option available at TMS's discretion upon application to enable future payments to be incorporated into the loan.
TERM	Loans will be tailored to coincide with the construction lifespan.
PRESALE REQUISITES	Determined on a case by case basis.
APPLICATION FEE	0.6% - 1.00% of total amount approved
ONGOING FEES (HALF YEARLY)	From \$85- (Determined at discretion of TMS and payable on 31 March and 30 September)
ADDITIONAL REPAYMENTS	Principal reductions accepted at TMS's discretion Additional costs incurred, \$500
EARLY PAYOUT	Three months additional interest
SECURITY/LEGAL DOCUMENTATION	Prepared by panel solicitors. Costs and fees based on complexity of borrowing structure and payable by borrower.
VALUATION/QS FEES	Payable by applicant and collected prior to instructions being issued. Progress inspection fees charged directly to loan.
PROGRESS ADVANCES	Available as works are completed. Progress inspections required with funds advanced on a cost to complete basis. All requests actioned promptly.
LOAN STATEMENTS	Upon request.

RURAL LOANS **(PRINCIPAL & INTEREST)**

Product profile & benefits	
SECURITY	Rural properties
PURPOSE	Purchase or refinance
AMOUNT	\$50,000+
LOAN TO VALUATION RATIO	Loans available up to maximum 70% of valuation prepared by TMS panel valuer
INTEREST RATE	Variable P&I (rates available upon application).
INTEREST PAYMENTS	Monthly in arrears. Interest to be debited to borrowers nominated bank account on the last business day of each month.
INTEREST CALCULATION	On daily outstanding principal balance and debited to loan on the last day of each month.
TERM/REPAYMENTS	Either three, five or ten years or any other term approved by TMS. Repayments (monthly/fortnightly) via Direct Debit or cheque.
APPLICATION FEE	0.25% - 0.5% of total amount approved
ONGOING FEES (MONTHLY)	From \$85- (Determined at discretion of TMS and debited to loan account on the last day of each month.)
ADDITIONAL REPAYMENTS	Principal reductions accepted at TMS's discretion Additional costs incurred, \$500
EARLY PAYOUT	Three months additional interest
SECURITY/ LEGAL DOCUMENTATION	Prepared by panel solicitors. Costs and fees based on complexity of borrowing structure and payable by borrower.
VALUATION FEES	Payable by the applicant and collected prior to instructions being issued.
LOAN STATEMENTS	Upon request

RURAL LOANS (INTEREST ONLY)

Product profile & benefits	
SECURITY	Rural properties
PURPOSE	Purchase or refinance
AMOUNT	\$50,000 +
LOAN TO VALUATION RATIO	Loans available up to maximum 70% of valuation prepared by TMS panel valuer
INTEREST RATE	Variable IO (rates available upon application).
INTEREST PAYMENTS	Monthly in arrears. Interest to be debited to borrowers nominated bank account on the last business day of each month.
INTEREST CALCULATION	On daily outstanding principal balance and debited to loan on the last day of each month.
TERM	Either three, five or ten years or any other term approved by TMS.
APPLICATION FEE	0.25% - 0.5% of total amount approved
ONGOING FEES (HALF YEARLY)	From \$85- (Determined at discretion of TMS and payable on 31 March and 30 September).
ADDITIONAL REPAYMENTS	Principal reductions accepted at TMS's discretion Additional cost incurred, \$500
EARLY PAYOUT	Three months additional interest
SECURITY/LEGAL DOCUMENTATION	Prepared by panel solicitors. Costs and fees based on complexity of borrowing structure and payable by borrower.
VALUATION FEES	Payable by applicant and collected prior to instructions being issued.
LOAN STATEMENTS	Upon request