

Lease Doc Simple Lending Pathway.

For customers investing in commercial property and residential complexes.

Applying for a loan to invest in commercial property and residential complexes¹ is easier under Lease Doc. We'll look at rental income and the tenant to assess applications, making it simpler to submit an application.

We've made it simpler



Loans up to \$5m and
up to 65%
loan-to-value
ratio (LVR)



Reduced
documentation



No application
form, only a
Business Finance
Consents Form



New to bank
and existing
customers

Eligibility* and Details

Total business lending**	Up to and including \$3m	Above \$3m to \$5m
Maximum loan limit	Up to \$3m	Up to \$5m
Borrowing structure	Borrower must be non-trading entity with structure either being a company or company as a trustee for a trust	
Maximum interest only period ²	The lesser of 5 years or lease expiry (including lease options to renew)	The lesser of 5 years or lease expiry (excluding lease options to renew)
Loan term ²	Aligned to lease expiry (including lease options)	Aligned to lease expiry (excluding lease options)
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 ³	
Property type & LVR	<ul style="list-style-type: none"> • Non-specialised commercial properties (up to 65%) • Specialised commercial properties (up to 50%)⁴ • Predominately commercial mixed-use properties (up to 65%) • Predominately residential mixed-use properties (up to 65%)⁵ • Strata complex (up to 80%)⁶ • Property must be tenanted with an arms-length lease⁷ 	
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 property offered as security • General Security Agreement • Other supporting security as needed 	

*Additional eligibility criteria may apply

What's needed

Total business lending**	Up to and including \$3m	Above \$3m to \$5m
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	✓	✓
Statement of financial position covering personal/business assets and liabilities	✓	✓
Business balance sheet and profit and loss statements	✗ ⁸	✓ ⁹
Business tax returns	✗ ⁸	✓ ⁹
New to Bank of Melbourne?		
Identification requirements ¹⁰	✓	✓
Are you purchasing?		
Contract of Sale	✓	✓
Evidence of equity contribution	✓	✓
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	✓	✓

**including Westpac, St.George, Bank of Melbourne and BankSA

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

 bankofmelbourne.com.au

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

Things you should know: 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. Please speak to your Senior Business Development Manager or Relationship Manager for details and our definitions of Residential complexes. 2. For non-specialised commercial properties. 3. Refer to your Senior Business Development Manager or Relationship Manager for acceptable purposes, total borrowings must be within acceptable LVR. 4. Excluding services stations, drinking hotels, schools and aged care. 5. Up to 60% where the property is held in 1 title. 6. Complex of 5 - 10 units with a MV < \$4m; LVR will apply against each individual residential property. 7. Tenant cannot be related entity. 8. Financials and tax returns may be required at each annual review. 9. Unless newly established entity. 10. For more information on Bank of Melbourne's identification requirements please visit bankofmelbourne.com.au/business/new-customer-checklist © Bank of Melbourne - a division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714. 90051/0723