

# Commercial Plus Property Loan



Gateway Bank Ltd  
ABN 47 087 650 093

AFSL/Australian Credit Licence Number 238293

Details are current as at 29 November 2022

[www.gatewaybank.com.au](http://www.gatewaybank.com.au)

<b>Overview</b>	Borrow to purchase or refinance Commercial Real Estate for business use (owner tenant) and investment to an unrelated tenant. Freehold Property acceptable in major metropolitan locations. Ability to view the customer holistically and use residential and commercial security. Note: Construction, development or Tax liabilities are not acceptable purpose
<b>Target Market</b>	<ul style="list-style-type: none"> <li>• Business owners (Large SME to MME)</li> <li>• Investors</li> </ul>
<b>Eligible Borrowers</b>	Personal, Company & Trusts
<b>Loan Purpose</b>	The purchase or refinance of commercial property: <ul style="list-style-type: none"> <li>• Owner Occupied</li> <li>• Investment property</li> </ul> Note: Cash Out available, up to a maximum of \$100,000, or 25% of total loan amount, whichever is lesser.
<b>Acceptable Security</b>	<ul style="list-style-type: none"> <li>• Real estate only. No vacant land (specialised/single purpose property unacceptable)</li> <li>• Factories/warehouses/industrial units</li> <li>• Retail shops</li> <li>• Commercial office suites</li> </ul>
<b>Loan Amount</b>	Minimum: \$4,000,000, Maximum: \$10,000,000
<b>Repayment Options</b>	<ul style="list-style-type: none"> <li>• Principal &amp; Interest or Interest Only</li> <li>• Weekly, Fortnightly or Monthly (Monthly for Interest Only)</li> <li>• Unlimited additional repayments (Available on Variable rates only)</li> </ul>
<b>Loan Term</b>	<ul style="list-style-type: none"> <li>• Maximum loan term up to 30 years for Principal &amp; Interest repayments</li> <li>• Variable rate Interest Only maximum term 5 years</li> <li>• Fixed rate Interest Only maximum term 3 years</li> </ul> (Note: Interest Only loans must be repaid in full or re-assessed at the end of its loan term)
<b>Maximum LVR</b>	Up to 65% LVR
<b>Loan Rate</b>	Have the ability to choose between a variable interest rate, or a 3 year fixed rate or a combination of both fixed and variable rates
<b>Redraw Facility</b>	Available on variable rate loans only Minimum redraw amount \$10,000
<b>Fees</b>	<ul style="list-style-type: none"> <li>• Establishment fee of 0.40% of the total loan amount (for standard applications)</li> <li>• Monthly Service fee of \$25</li> <li>• Early Termination fee of 1.00% (if the loan is paid out in full within the first 3 years)</li> <li>• Fixed Rate Break Fee: Early Repayment Adjustment (ERA) may apply when a fixed interest rate loan is repaid in full during a fixed rate period</li> <li>• Discharge fee \$300</li> <li>• Split fee \$99 per split</li> <li>• Valuation fee at cost</li> <li>• Optional Rate lock fee, payable at application for Rate lock on fixed rate loans only, valid for 90 days from request date</li> </ul>
<b>Access</b>	Convenient 24/7 access via Internet & Mobile Banking. Statements available online via Internet Banking

To learn more about Gateway Commercial Loans call 1300 302 474 or email [commercialending@gatewaybank.com.au](mailto:commercialending@gatewaybank.com.au)

Visit [www.gatewaybank.com.au/rates-fees/](http://www.gatewaybank.com.au/rates-fees/) to view current interest rates

Important information: Applications for finance are subject to our standard credit assessment criteria. Full terms and conditions are available on application. Other fees and charges may apply.