

**MIXED RESIDENTIAL/COMMERCIAL DEVELOPMENT FINANCE**

Interest Rate (Variable)	Bank Bill Rate
Establishment Fee	1.1% including GST to Byblos and funder combined.
Line Fee	1.60% p.a. (including GST) payable monthly
Preferred Loan Amount	Over \$1,000,000
Purpose	<ul style="list-style-type: none">• Construction of residential or mixed residential/commercial• Includes both purchase or refinance of DA approved development sites• Presales are usually not required however, will be assessed on a case by case basis
Acceptable Security	<ul style="list-style-type: none">• DA approved development site• 1st Mortgage only• Directors, guarantees to support company borrower• Group guarantees to support company borrowers where appropriate• Floating charge from company borrower• Other commercial or residential property may be offered as additional security where it is not of a specialized nature. Eg, hotel, motel, retirement village
Term	Usually 12 -24 months depending on the size of the development.
Repayments	<ul style="list-style-type: none">• Interest can be capitalized to the loan.• Repayment of debt to come from sale of proposed security property
Loan Ratio	Maximum loan amount equates to 80% of Hard Costs, including interest capitalisation.
Loan Requirements	<ul style="list-style-type: none">• Last 2 years tax returns and financial statements for all borrowers/guarantors and their associated entities.• Last 6 months loan statements on all borrowers/guarantors loans• 100 point ID on all applicants• Signed asset and liability statement• Copy of DA approval• Builders' details. Including copy of license, past building experience and fixed price building contract.• Breakdown of project costing including on completion prices.• Evidence of any equity required to be injected into the project• Front page of contract if clients are purchasing the development site• Privacy Act form• Establishment Fee payable on application• Valuation/marketability report and Quantity Surveyor report

Rates and features are subject to change without notification.
Please contact (02) 9687 9444 to verify current interest rates or to talk to a loan consultant.
www.byblosfinance.com