

## → Fast Bridging Loan – Second Mortgage

<b>LOAN NAME &amp; TYPE</b>	<b>Fast Bridging Loan – Second Mortgage</b>
<b>PRODUCT SUMMARY</b>	Ideal for a situation where there is equity in available security property and timing of settlement of a loan is urgent.
<b>TIMING OF SETTLEMENT</b>	Where certificates of title are available and current valuations are held, settlement is possible within days of receipt of application.
<b>BORROWER PROFILE</b>	To fund business or investment needs. Non NCCP applications only.
<b>MINIMUM LOAN AMOUNT</b>	\$100,000
<b>MAXIMUM LOAN AMOUNT</b>	\$500,000
<b>APPLICATION FEE</b>	Up to 1%
<b>SECURITY/RISK FEE</b>	Subject to risk assessment upon application. Can be capitalised.
<b>INTEREST RATE</b>	9.75% per annum.
<b>INTEREST PAYMENT</b>	Interest only. Capitalization of interest possible upon application.
<b>LOAN TERM</b>	Up to 6 months.
<b>ROLL OVER FACILITY</b>	Loan term may upon application be rolled over for a further term of up to 6 months. Roll over fees apply.
<b>INTRODUCER COMMISSION</b>	Introducer determines upfront commission as an establishment fee – up to 2% +GST.
<b>LOAN EXIT</b>	An acceptable loan exit strategy to be presented and approved at assessment stage.
<b>EARLY REPAYMENT</b>	No charge. No refunds of security/risk fees.
<b>LOAN PURPOSE</b>	<ul style="list-style-type: none"> <li>• Working capital</li> <li>• Creditor payments (including ATO debts)</li> <li>• Business investments/expansion</li> <li>• Refinancing of existing debt</li> <li>• Buying out a shareholder/partner</li> <li>• Construction completion (with supporting security)</li> </ul>
<b>LOAN SECURITY</b>	<ul style="list-style-type: none"> <li>• Commercial property</li> <li>• Residential property</li> <li>• Vacant land</li> <li>• Rural (with supporting security)</li> </ul>
<b>LOAN TO VALUATION RATIO (Includes first mortgagee's loan &amp; capitalised fees)</b>	<ul style="list-style-type: none"> <li>• Residential – 80%</li> <li>• Commercial – 70%</li> <li>• Vacant land – 60%</li> </ul>
<b>BORROWERS</b>	<ul style="list-style-type: none"> <li>• Corporate borrowers</li> <li>• Trusts</li> <li>• Individual borrowers (business purposes only)</li> <li>• Clear credit report or paid/resolved defaults with supporting correspondence</li> </ul>
<b>INCOME VERIFICATION</b>	Lo doc
<b>LOCATION</b>	Metro and major regional – nationwide.
<b>CONTACT US</b>	<p>Fast online enquiries: <a href="http://www.quantumcredit.com.au/contact">www.quantumcredit.com.au/contact</a></p> <p>Phone 1300 135 212 or contact</p> <p>Peter Kenneday 0419 913 622 or <a href="mailto:peter@quantumcredit.com.au">peter@quantumcredit.com.au</a>  Rhode Truter 0407 058 369 or <a href="mailto:rhode@quantumcredit.com.au">rhode@quantumcredit.com.au</a></p> <p>Website: <a href="http://www.quantumcredit.com.au">www.quantumcredit.com.au</a></p>