

MP SMSF Commercial

Local Investors and Residents of Australia

Key Features

Borrower rate from

7.04% p.a.

Risk Fee Waived for All LVR Bands

(Expiry Date: 31 March 2026^[2])



✓ New Purchase ✓ Refinance

- Corporate Trustee Only
- Up to 80% LVR
- Fully Featured Online Customer Portal
- Offset Facility Available^[1]

Minimum Loan Amount	AUD \$150,000		
Maximum Loan Amount	Security Location	Client LVR	Maximum Loan Amount
	Metro & Non-Metro	LVR \leq 70%	AUD \$2,000,000
	Metro & Non-Metro	LVR >70% to \leq 80%	AUD \$1,500,000
	Regional	LVR \leq 60%	AUD \$1,500,000
	Single Borrower Exposure		
Variable Interest Rate ^[3]	Client LVR (Metro & Non-Metro)		Variable Interest Rate
	LVR \leq 60%		7.04% p.a.
	LVR > 60% to \leq 70%		7.14% p.a.
	LVR > 70% to \leq 80%		7.64% p.a.
	Client LVR (Regional)		Variable Interest Rate
	LVR \leq 60%		7.64% p.a.
Interest Only Premium	0.30% p.a. loading to the applicable rate		
Fixed Rate Premium ^[4]	Fixed Rates – Price on Application Maximum 5 years Fixed Rate		
Risk Fee	Waived for all LVR Bands		
Loan Term	Minimum 3 years Maximum 30 years		
Offset Loading	0.10% p.a. loading to the applicable rate		
Borrower Type	Corporate trustee only		
Repayment Type	Monthly Repayments		
Security	Factories, Warehouses, Retail Outlets and any other acceptable commercial use securities		

Fees and Charges^[5]

Conditional Offer	Application Fee	\$990 ^[6]
Settlement	Documentation Fee	\$770
	Transaction Structure Review Fee	\$730
	Search Fee	At Cost
	Registration Fee	At Cost
	Settlement Fee	\$295
	Optional Early Repayment Waiver Fee	1.50% ^[7]
Annual	Annual Package Fee	\$395 ^[8]
On Final Repayment of Loan	Discharge Third Party Fee	At Cost
	Product Discharge Fee	\$1,295
	Early Repayment Exit Fee (Repaid within 3 years)	3 months interest (inclusive of any applicable loadings) ^[9]

1. The offset facility is not a cash management account (CMA). Any fund held in offset can only be transferred to linked SMSF CMA.
2. This special promotion will commence on 9 February 2026 at 00:00 hrs AEDT and will end on 31 March 2026 at 23:59 hrs AEDT.
3. The interest rate is calculated by reference to the variable interest rate plus or minus any applicable margin. Target Market Determinations for the product is available [here](#).
4. Fixed rate loans may be subject to significant break costs. Please refer to the loan contract for terms and conditions regarding break costs.
5. Other fees and charges are payable.
6. Includes one valuation up to \$440. Where valuation exceeds the cost, the difference is payable by the client at settlement.
7. Optional Early Repayment Waiver Fee is a one-off, non-refundable fee paid at settlement which waives the requirement to pay the Early Repayment Exit Fee if the loan is discharged within 3 years from the settlement date.
8. The annual package fee for Year 1 is payable at settlement and on the annual settlement anniversary thereafter.
9. Early Repayment Exit Fee is payable if the loan is discharged within 3 years from the settlement date.

Disclaimer: This brochure is not an offer of finance to any person and the delivery of this brochure to any person does not constitute an offer of finance that can be relied on. Any financing that may be provided by us to you will only be considered after we have received the required information from you and have conducted our own checks and assessments. We reserve the right to refuse to provide any financing to any person for whatever reason in our absolute discretion. Should there be any inconsistency between the English and the Chinese versions, the English version shall prevail.

Privacy: Any personal information that was collected from you will be dealt with in accordance with our Privacy Policy which can be found at <https://www.mortgageport.com.au/privacy-policy>.



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