



FUZION

CAPITAL

SECURING YOUR TOMORROW

SECOND MORTGAGES

Second mortgages are used where the client has an existing first mortgage to a prime lender, such as a big 4 bank but requires additional funding. Rather than go back to their existing lender, clients may seek a second mortgage for a variety of reasons including

- Their bank facility has a low interest rate
- Faster turnaround times than a traditional lender
- The client requires a short term solution
- Less set up costs with the smaller loan size
- Financials are not available to access traditional lenders

KEY POINTS

- Commercial and residential security acceptable
- LVR's up to 70%
- Capitalised interest available
- Interest rates from 1% a month
- Loan terms from 1 month
- Lender establishment fees from 1%

To provide terms for your specific scenario, please email a snapshot of the deal with the following information

- Borrowing entity (must be a company)
- Asset and liability statement for the directors
- Contract of sale for any purchase
- Rates notice for all security properties
- Most recent loan statement for debt being refinanced
- Any existing recent valuations