



# FUZION CAPITAL

**SECURING YOUR TOMORROW**

## SECOND MORTGAGE

<b>Acceptable Borrowers</b>	Individuals (for accepted business purposes), companies, trusts, partnerships
<b>Loan Size</b>	\$50,000 - \$1,000,000
<b>Loan Term</b>	3-12 months
<b>Maximum Loan to Value Ratio (LVR) (Guidelines subject to other conditions being met)</b>	Residential – 75% Commercial – 75% Industrial – 75% Regional – 75% Rural – 65% Vacant land – Prime Metro - 75% Regional – 60%
<b>Interest</b>	Second mortgage from 1.5% per month
<b>Loan Purpose</b>	Wholly or predominantly for business purposes (non-code loans only)
<b>Fees</b>	Establishment Fee from 2.2% of the loan amount with a minimum of \$2,995 Commitment fees from \$1,100 (payable on offer acceptance) Valuation at cost Legal fee at cost
<b>Acceptable Security</b>	Australian property – commercial, residential, industrial, rural, and vacant land
<b>Asset Value Assessment</b>	<ul style="list-style-type: none"><li>○ Valuation by accredited panel valuer In some exceptional cases, any 2 of the following:</li><li>○ Agent appraisal derived on a 'quick sale' or 'mortgagee sale' basis</li><li>○ Current rates notice</li><li>○ RP Data Auto Val 'current market analysis'</li></ul>
<b>Documentation Required</b>	<ul style="list-style-type: none"><li>○ Completed application form and signed privacy consent</li><li>○ Rates notices for all security properties</li><li>○ Priority deed with any higher registration on mortgage</li><li>○ Recent mortgage statement and copies of all statements where the loan is secured by the property, e.g. overdraft loans</li><li>○ 100 point ID check (must include a photo ID)</li><li>○ Copy of contract for purchase (if applicable)</li><li>○ Copy of contract or sale agreement where sale of property is the exit strategy</li><li>○ Signed statement of assets and liabilities (provided with application form)</li></ul> <p>Other documents may be requested on a deal by deal basis</p>