

# Pepper Money SMSF Lending Product Guide

Effective date: 4 June 2024



**pepper**  
money

# Pepper Money

## Self Managed Super Fund

For small business owners and investors purchasing or refinancing residential or commercial property.

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# Pepper Self Managed Super Fund

## Product Specification

	Pepper PRIME SMSF	Pepper NEAR PRIME SMSF
	Full Doc	Full Doc
Loan Purpose	Purchase or refinance of residential or commercial properties	
Minimum Loan Size	\$100,000	
Maximum Loan Size	\$3,000,000	
Maximum LVR	Up to 80% for residential properties Up to 75% for commercial properties	
Credit History*	<ul style="list-style-type: none"> <li>One paid default up to \$500 (Consumer) and \$1,000 (Commercial) may be considered</li> </ul>	<ul style="list-style-type: none"> <li>Unlimited defaults, judgements and writs up to \$1,000 accepted (paid or unpaid),</li> <li>Unlimited defaults, judgements and writs &gt; \$1,000, listed &gt; 24 months (paid or unpaid) accepted,</li> <li>Up to 3 months non-mortgage arrears (within the last 3 months)</li> <li>Discharged from bankruptcy (&gt; 24 months) accepted.</li> </ul>
Cash Out	No	
Debt Consolidation	No	
Minimum Assets within SMSF	\$200K	
Liquidity Test	Not required	
Financial Requirements	Most recent two years Financial Statements evidencing SMSF income**	
Acceptable Securities	<ul style="list-style-type: none"> <li>Commercial Securities for categories 1 and 2 nationwide;<sup>1</sup></li> <li>Commercial securities in category 3 locations - NSW/ACT/VIC/QLD/TAS;<sup>1</sup></li> <li>Residential securities in categories 1-4;</li> </ul>	<ul style="list-style-type: none"> <li>Commercial Securities for categories 1 and 2 nationwide;<sup>1</sup></li> <li>Commercial securities in category 3 locations - NSW/ACT/VIC/QLD/TAS;<sup>1</sup></li> <li>Residential securities in categories 1-4;</li> </ul>

## Product Features

Loan Term	Up to 30 years
Repayment Options	<ul style="list-style-type: none"> <li>Principal and Interest: OR</li> <li>Interest Only (maximum 5 years followed by Principal and Interest)</li> </ul>
Redraw	<ul style="list-style-type: none"> <li>Maximum 2 manual redraws per year from the loan anniversary date.</li> <li>Redraws need to be SIS Act compliant.</li> <li>Minimum Redraw N/A</li> <li>Maximum Redraw \$50,000</li> </ul>
Account Splits	Not available
Lump Sum Payments	Free additional payments are allowed if funded on a variable rate.
Additional Advance	Unacceptable

\* Director's credit history

\*\*For additional contribution, PAYG or Self Employed income evidence is required.

^ CAT 3 location in NSW/VIC/QLD/TAS/ACT only

# Product Requirements

	Pepper PRIME SMSF	Pepper NEAR PRIME SMSF
	Full Doc	Full Doc
SMSF Income	Most recent 2 years financial statements OR If a new Self Managed Superannuation Fund, 2 years of either Retail or Industry superannuation fund statements	
Income Documentation (PAYG) Only required if additional contributions sought	Two recent payslips within 30 days Plus <b>one</b> of the following: <ul style="list-style-type: none"> <li>• Most recent Income Statement/Payment Summary,</li> <li>• Lodged Tax Returns and Notice of Assessment,</li> <li>• Letter of Employment (On company letterhead, dated within last 30 days, signed by payroll and must state the applicants' name, position, length of service and salary), or</li> <li>• Three-month bank statements showing salary credits</li> </ul>	
Income Documentation (Self-Employed) Only required if additional contributions sought	<ul style="list-style-type: none"> <li>• Last 2 years of tax returns</li> <li>• Last 2 years of Notice of Assessments</li> <li>• Last 2 years of Financial Statements</li> </ul>	
Complying SMSF	✔	
Owner Occupied Residential Security	✘	

## Loan size limits

LVR	Pepper PRIME SMSF	Pepper NEAR PRIME SMSF
	Full Doc	Full Doc
Up to 50%	\$3.0m	\$3.0m
>50% - 60%	\$3.0m	\$3.0m
>60% - 65%	\$3.0m	\$2.5m
>65% - 70%	\$2.5m	\$2.0m
>70% - 75%	\$2.5m	\$2.0m
>75% - 80%*	\$2.0m	\$1.5m

\*SMSF Residential Only

# Securities

## Acceptable Securities

Security Type	Maximum LVR
Residential (single title)	80%
Commercial (single title)	75%
Office	70%
Industrial	75%
Retail	75%
Boarding houses or Rooming	60%

**Home loan scenarios**

[scenarios@pepper.com.au](mailto:scenarios@pepper.com.au)

**Commercial lending scenarios**

[crescenarios@pepper.com.au](mailto:crescenarios@pepper.com.au)

**Commercial lending general enquiries**

[cre@pepper.com.au](mailto:cre@pepper.com.au)

**New broker applications**

[accreditations@pepper.com.au](mailto:accreditations@pepper.com.au)

**New applications and pre-settlement enquiries**

[origination@pepper.com.au](mailto:origination@pepper.com.au)

**Settlement enquiries – funding**

[settlements@pepper.com.au](mailto:settlements@pepper.com.au)

**Login credentials, credit policy queries, aggregator updates**

[salesupport@pepper.com.au](mailto:salesupport@pepper.com.au)



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