



## Commercial Loan Package

Product Features	
About the Product	The BOC Commercial Loan has been specially designed to provide variable interest rate under \$1 million secured by commercial properties.
Eligibility	Available to Personal Borrowers. (not company, or trust)
Loan Purpose	The purchase or refinance of commercial property for owner-occupation, investment or any other commercial purposes.
Loan Term	- P & I repayment for up to 15 years; - I/O term loan for up to 5 years then 10 years P & I
Interest Rate	Variable Rate for Basic: 7.63%; comparison rate 7.70%* <i>NB: Rates are subject to change and the final rate charged will be the rate at day of settlement</i>
Minimum Loan Amount	A\$ 100,000.00
Maximum Loan Amount	A\$ 1,000,000.00, 1M - 3M case by case
Max. LVR	70%
Repayment Type	P & I: Repayments may be fully amortizing over the loan term IO: Interest only for up to 5 years, with lump sum payment at the end of the 5 years or converting to P & I for the remaining term, i.e. 10 years.
Early Repayment Fee	Early repayment is allowed
Redraw	Redraw is allowed but limited to the extent of amount prepaid with maximum term not over the Final Maturity.
Security	Commercial Properties (like retail building, office or industrial building ect.) in major metro areas
Valuations	- Mandatory - The Bank to instruct accredited panel valuers
Default Interest	The default rate at any time equals the interest rate applicable to the relevant account plus 3.00% per annum or at such other rate or rates at discretion of the Bank will be applied immediately.
Documentation	Documentation is to be prepared by the Bank's legal adviser.
Discharge	On termination of the loan, the entire balance outstanding must be repaid. Discharge amount includes: - Current balance - Unpaid interest estimated to payout date - Unpaid fees

<b>Fees &amp; Charges</b>	
Application Fee	0.5% on loan amount at least A\$ 500.00
Loan Service Fee	A\$ 8.00 per month
Settlement Fee	A\$150.00
Valuation Fee	By quotation, payable by the client prior to issuance of the Letter of Offer
Early Repayment Fee	Nil
Redraw Fee	A\$ 30.00 per redraw
Legal Fee	By Quotation, payable if client signed the Letter of Offer and request the Bank's Solicitor to prepare Legal Documentation.
<b>Other Fees (if applicable)</b>	
Renegotiation Fee	A\$ 200.00
Split Account	A\$ 145.00 per account
Guarantor Fee	A\$ 150.00
Credit Limit Increase Fee	A\$ 190.00
Loan Extension Fee	A\$ 300.00

\* The current comparison rate is calculated based on the loan amount of \$300,000 with loan term of 15 years. Comparison rates are calculated in accordance with a standard formula, which takes into account of the amount of the loan; the term of the loan; the repayment frequency; the interest rate; and the fees and charges connected with the loan. Costs such as redraw fee, valuation fee, legal fee and other unscheduled fee are not included in the comparison rate but may influence the cost of the loan.

**Note:**

1. All the above rates and fees are effective on 05/03/2010 and are subject to change from time to time.
2. Minimum amount of \$5000.00 per transaction for Redraw or additional payment.
3. To find out more information visit [www.samloans.com.au](http://www.samloans.com.au) or phone SAM Loans on (02) 8252 3222 in Sydney, (03) 86351333 in Melbourne or (07) 3323 8000 in Brisbane