



LEASE DOC SIMPLE LENDING PATHWAY

For customers investing in commercial property and residential complexes.

Applying for a loan to invest in commercial property and residential complexes¹ is easier under Lease Doc. We'll look at rental income and the tenant to assess applications, making it simpler to submit an application.

We've made it simpler



Loans up to \$5m and up to 65% loan-to-value ratio (LVR)



Reduced documentation



No application form, only a Business Finance Consents Form



New to bank and existing customers

Eligibility* and Details

Total business lending**	Up to and including \$3m	Above \$3m to \$5m
Maximum loan limit	Up to \$3m	Up to \$5m
Borrowing structure	Borrower must be non-trading entity with structure either being a company or company as a trustee for a trust	
Maximum interest only period ²	The lesser of 5 years or lease expiry (including lease options to renew)	The lesser of 5 years or lease expiry (excluding lease options to renew)
Loan term ²	Aligned to lease expiry (including lease options)	Aligned to lease expiry (excluding lease options)
Product	Variable and fixed interest rate Business Loans	
Loan purpose	Refinance or purchase of a commercial investment property which can include cash out for business purposes ³	
Property type & LVR	<ul style="list-style-type: none">• Non-specialised commercial properties (up to 65%)• Specialised commercial properties (up to 50%)⁴• Predominately commercial mixed-use properties (up to 65%)• Predominately residential mixed-use properties (up to 65%)⁵• Strata complex (up to 80%)⁶• Property must be tenanted with an arms-length lease⁷	
Credit history	Clear credit bureau report	
Tax position	All tax liabilities up to date	
Security	<ul style="list-style-type: none">• Directors' guarantees• First registered mortgage over property offered as security• General Security Agreement• Other supporting security as needed	

*Additional eligibility criteria may apply


What's needed

Total business lending**	Up to and including \$3m	Above \$3m to \$5m
Signed Business Finance Consents Form	✓	✓
Tenenacy schedule	✓	✓
Full copy of signed current lease	✓	✓
Latest full ATO tax portal report for the last 12 months with evidence of all tax liabilities up to date	✓	✓
Statement of financial position covering personal / business assets and liabilities	✓	✓
Business balance sheet and profit and loss statements	✗ ⁸	✓ ⁹
Business tax returns	✗ ⁸	✓ ⁹
New to Westpac?		
Identification requirements ¹⁰	✓	✓
Are you purchasing?		
Contract of Sale	✓	✓
Evidence of equity contribution	✓	✓
Refinancing from another institution?		
Bank statements - most recent 3 months with evidence of satisfactory account behaviour	✓	✓
Copy of valuation, unless seeking an approval in principle	✓	✓

**including Westpac, St.George, Bank of Melbourne and BankSA

We're happy to help

 westpac.com.au

 Contact your Relationship Manager or Senior Business Development Manager for more information and full details