

## Gateway Bank Commercial Loans Product Peek

Details current as at 3 July 2023

### Important Information

\*Cash Out is available, up to a maximum of \$100,000, or 25% of total loan amount, whichever is lesser.

1. Maximum loan term of 30 years applies to principal and interest repayments only
2. Payable at time of Rate Lock Application and valid for 90 days
3. Charged at settlement
4. Payable on the first day of each calendar month following settlement, until the loan account is closed
5. Payable if the whole of your loan is repaid during the first three years of the loan term
6. The amount of all valuation fees Gateway Bank incurs or has to pay its valuer in connection with a valuation of the property
7. Document preparation costs and out-of-pocket expenses
8. Fee free for initial split (i.e. Variable & Fixed). Fee for subsequent splits
9. Fee-free redraws are only available through Online Banking, any other form of request will incur a staff assist fee of \$7.50
10. Payable if we agree to vary the security on an existing loan
11. Payable if you request to, and agree to, switch your loan account between different loan account types
12. Payable when we discharge your mortgage at your request during the loan.

To learn more about Gateway Commercial Loans call 1300 302 474 or email: [CommercialLending@gatewaybank.com.au](mailto:CommercialLending@gatewaybank.com.au). Visit [www.gatewaybank.com.au/rates-fees/](http://www.gatewaybank.com.au/rates-fees/) to view current interest rates.

### Commercial Loan Products

Features	Commercial Property Loan	Green Commercial Property Loan	Commercial Plus Property Loan
Description	Borrow \$250,000 up to \$4m Purchase or refinance of commercial property*	Borrow \$250,000 up to \$4m. Purchase or refinance of commercial property* For commercial properties with a 4 star rating or above from NABERS, or from Green Building Council of Australia (GBCA)	Borrow \$4m up to \$10m Purchase or refinance of commercial property*
Minimum Amount	\$250,000	\$250,000	\$4m
Loan Term (years) <sup>1</sup>	30	30	30
Fixed Rate Terms	3 years	N/A	3 years
Rate Lock Fees <sup>2</sup> (Fixed Rate only)	0.15%	N/A	0.15%
Max LVR	up to 70% LVR	up to 70% LVR	up to 65% LVR
Interest Options	P&I, IO	P&I, IO	P&I, IO
Repayment Options	W, F, M (IO - M only)	W, F, M (IO - M only)	W, F, M (IO - M only)
Interest Only Term	Up to 5 years	Up to 5 years	Up to 5 years
Lump Sum Repayments	Yes (variable rates only)	Yes (variable rates only)	Yes (variable rates only)
Establishment Fee <sup>3</sup>	\$1,500 for loans up to \$750K and 0.40% of total amount applied for over \$750K (for standard applications)	\$1,500 for loans up to \$750K and 0.40% of total amount applied for over \$750K (for standard applications)	0.40% of the total loan amount (for standard applications)
Monthly Account Fee <sup>4</sup>	\$25	\$25	\$25
Early Termination Fee <sup>5</sup>	1.00% of the total loan amount applied for	1.00% of the total loan amount applied for	1.00% of the total loan amount applied for
Valuation Fee <sup>6</sup>	At cost	At cost	At cost
Legal Fee <sup>7</sup>	At cost	At cost	At cost
Split Fee <sup>8</sup>	\$99	\$99	\$99
Free Redraw <sup>9</sup>	Minimum redraw amount \$10,000	Minimum redraw amount \$10,000	Minimum redraw amount \$10,000
Security Variation Fee (per variation) <sup>10</sup>	\$200	\$200	\$200
Switch Fee (per switch) <sup>11</sup>	\$125	\$125	\$125
Discharge Fee (per security) <sup>12</sup>	\$300	\$300	\$300

Legend    W – Weekly    P&I – Principal & Interest    F – Fortnightly    IO – Interest Only    M – Monthly