

# Product Guide

Fast and flexible short-term bridging finance solutions



**funding** 

# Move deals forward faster with Funding

At Funding, we streamline the lending process with our innovative approach to bridging, business and building loans, offering fast and simple finance tailored to your clients' needs.

## Why choose us?

### Support



Get guidance, tools and resources from our dedicated team, ready to assist you with every deal.

### Ease



Speed up borrowing, thanks to our simple online lodgement. And easily track your deals on our broker portal.

### Local



Count on quick, sensible decisions from our Gold Coast-based credit team, and support from your local BDM.

### Fast



Enjoy fast approvals within 2 hours, and quick settlements within 3 days to keep your clients happy.

### Trusted



Depend on us for prompt, clawback-free commissions paid within 24 hours of settlement.

## FAQs

### 1. How quickly can I receive a conditional approval?

Conditional approvals are typically issued the same day if applications are submitted before noon. Note that this can vary during peak periods.

### 2. Are there any commission clawbacks?

No, we do not clawback on any commissions paid to you.

### 3. What is the usual settlement time?

Our typical loan takes 3 days from approval, depending on individual circumstances. We work with you to meet your timelines.

### 4. Are Funding loans secured?

Yes, all Funding loans are secured with either a first or second charge on the property.

### 5. How are interest repayments handled?

Interest for the first loan is deducted at settlement. This means clients do not make repayments throughout the loan term. The loan is paid back in one lump sum at the end.

### 6. Is a property valuation required?

Yes. However, we can sometimes use desktop or curbside valuation to speed up the process.

### 7. Do I need to be on your Lender Panel to work with you?

It is not mandatory. We have several aggregator relationships and can work directly with brokers who are not on our panel.



# Product

- »» Settle in 3 days
- »» \$25k to \$10m
- »» Up to 24 months
- »» Purchases
- »» Refinance
- »» Equity cash out
- »» NCCP & non-NCCP
- »» Construction



## Bridging Loans

Unlock equity with fast, simple finance and dedicated support to secure your next property.

- Buying and selling
- Urgent settlement
- Cash out / equity release options
- Tailored to upsizing and downsizing
- Personal loans for various needs



## Business Loans

Refinance, consolidate debt, or fund new ventures with flexible finance that fuels your business's growth.

- Investment and business ventures
- Share purchases and expansion
- Business cash flow and debt consolidation
- Support for companies and individual borrowers



## Building Loans

Access quick capital with straightforward finance to move your construction project from blueprint to build.

- Construction financing
- Renovations and incomplete projects
- Land banking and residual stock solutions
- New builds and owner builder solutions

### Product

<b>LVRs</b>	Up to 65%
<b>Locations</b>	Metro, fringe & regional locations
<b>Security</b>	First & second mortgage
<b>Property</b>	Residential and commercial
<b>Purposes</b>	NCCP and non-NCCP
<b>Interest</b>	Deducted at settlement

### Loan costs

<b>Fees</b>	Establishment fee: 2.5%* Legal fee: \$1,500.00 + GST and outlays Valuation fee: at cost Commitment fee: cost of valuation and up-front searches
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\* Interest rates and fees are available from this rate and vary on credit assessment. Minimum establishment fee \$2,500

### Commissions

<b>Commission</b>	1% paid by the Lender including GST
<b>Brokerage</b>	When mandated; paid by the borrower
<b>Payment</b>	At settlement, no claw-backs

### Client lending requirements

<b>Exit strategy</b>	Clients need a verifiable exit strategy e.g. sale, refinance etc
<b>For Serviceability</b>	<b>PAYG:</b> Last 2 payslips & bank statements.  <b>Self Employed:</b> Accountants declaration or returns  <b>Rent:</b> Leases and bank statements  <b>Centrelink:</b> Statement and bank statements

# Move deals forward faster

Finance that's fast, personal and straightforward

## How to get started

1.

### Complete your accreditation

Get accredited in 1 hour. Fill out our online accreditation form or contact your BDM or Aggregator for support.

2.

### Submit your deal

Use our broker online portal, or reach out to your BDM to submit your loan scenario and receive same-day conditional approval.

3.

### Receive formal approval

We do due diligence, order necessary valuations, and issue formal approvals quickly to keep your deal moving forward.

4.

### Settle your loan

Achieve settlement in as little as 3 days. Enjoy quick, hassle-free processing and commission paid within 24 hours of settlement.

## Applications

[applications@funding.com.au](mailto:applications@funding.com.au)  
1300 44 33 19

## Brokers & Aggregators

[brokers@funding.com.au](mailto:brokers@funding.com.au)  
1300 44 33 19

## Accreditations

Not accredited yet?  
[funding.com.au/brokers](https://funding.com.au/brokers)

## Meet your local team

We're your partners in accelerating your business.

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