# Product Guide

Fast and flexible short-term bridging finance solutions

# Solution Solution

# 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.

### Fast

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



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

Depend on us for prompt, clawback-

free commissions paid within 24

Trusted

hours of settlement.

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Local



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

**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?

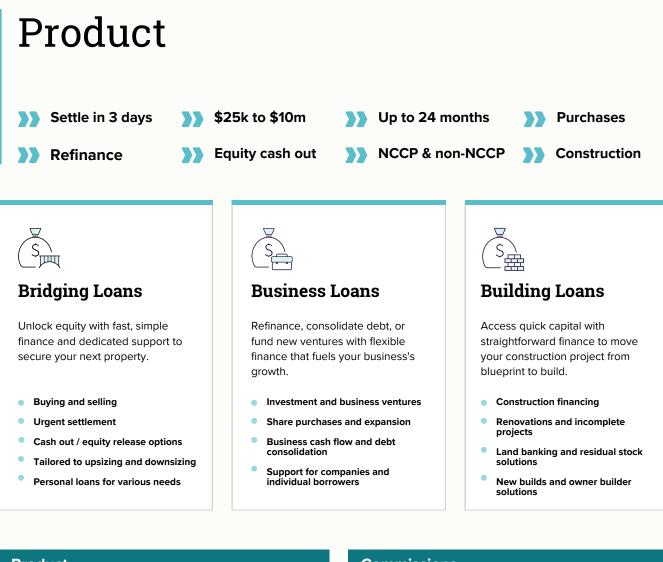
Interest for the first loan is deducted at settlement. This means clients do not make repayments throughout the loan term. The loan is paid back in one lump sum at the end.

#### 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.



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LVRs	Up to 70%
Locations	Metro, fringe & regional locations
Security	First & second mortgage
Property	Residential and commercial
Purposes	NCCP and non-NCCP
Interest	Deducted at settlement

#### Loan costs

Fees	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	

\* Interest rates and fees are available from this rate and vary on credit assessment. Minimum establishment fee \$2,500

#### Commissions

Commision	1% paid by the Lender including GST
Brokerage	When mandated; paid by the borrower
Payment	At settlement, no claw-backs

#### **Client lending requirements**

Exit strategy	Clients need a verifiable exit strategy e.g. sale, refinance etc
For Serviceability	PAYG: Last 2 payslips & bank statements.
	Self Employed: Accountants declaration or returns
	Rent: 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

# **Complete your** accreditation

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

## 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.

# Receive formal approval

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

## **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**

## Meet our BDM team

applications@funding.com.au 1300 44 33 19

## **Brokers & Aggregators**

broker@funding.com.au 1300 44 33 19

## Accreditations

Not accredited yet? funding.com.au/broker We're your partners in accelerating your business.

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