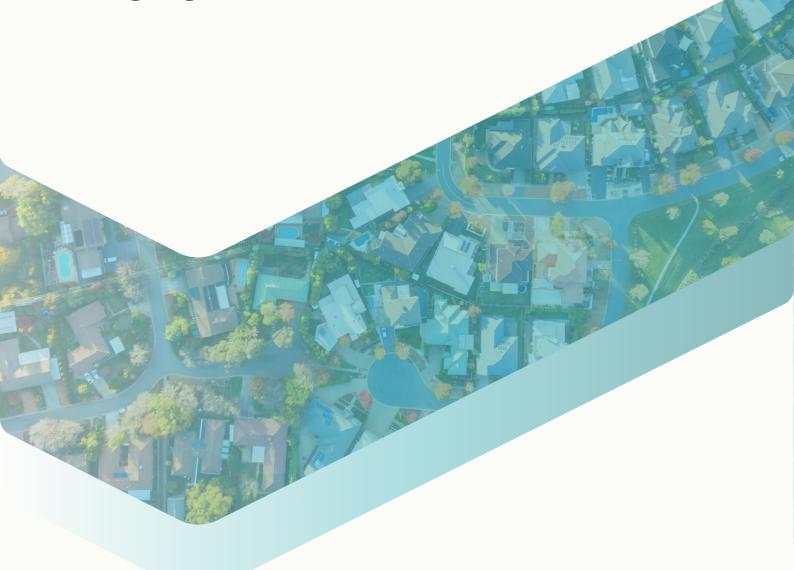
Product Guide

Fast and flexible short-term bridging finance solutions



















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



Ease



Local



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

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

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

Fast



Trusted



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

Depend on us for prompt, clawbackfree 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

Product	
LVRs	Up to 65%
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		

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	
	Centrelink: 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 1300 44 33 19

Brokers & Aggregators

brokers@funding.com.au 1300 44 33 19

Accreditations

Not accredited yet? funding.com.au/brokers

Meet your local team

We're your partners in accelerating your business.

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