

## Start investing in your future now

For more information about how Suncorp Bank can provide deposit and loan solutions for your SMSF, ring 13 11 75, contact your local Suncorp Bank branch or speak with a Business Banking Relationship Manager.

### You can also visit:

<http://www.suncorpbank.com.au/business>

Australian Taxation Office site: [www.ato.gov.au/superfunds](http://www.ato.gov.au/superfunds)

## Seeking advice

Setting up an SMSF is subject to specific rules and government regulations. Therefore, it is important to obtain independent financial and legal advice to ensure an SMSF right for you, and if you intend to borrow to invest in property, whether it this is the right strategy for your SMSF.

Banking products are issued by Suncorp-Metway Ltd ABN 66 010 831 722 ("Suncorp Bank"). Terms and conditions, fees and charges apply. Please read the Product Information Document before making any decisions regarding our deposit and lending products. Contact us for a copy. The information provided in this document is general in nature and does not take into account your individual objectives, financial situation or needs or those of your SMSF. You should seek professional advice before making any decision. 1. Suncorp Bank has been awarded 'Most outstanding value, Low transactor – Full service' in the CANSTAR CANNEX awards 2011 for the Business Everyday Account. 2. To comply with the Superannuation Industry (Supervision) Act 1993(Cth) (SIS), there are restrictions in relation to the loans Suncorp Bank can provide. Full details are available on request. 3. Fees are current as at print and are subject to change. Additional and/or higher fees and charges may apply.

Contact us for more information  
or to arrange an appointment:

 Call 13 11 75

www [suncorpbank.com.au](http://suncorpbank.com.au)

 Visit your local branch

**SUNCORP BANK** 

# Self Managed Super Options



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**SUNCORP BANK** 

# Make the most of your Self Managed Superannuation Fund with Suncorp Bank

A Self Managed Superannuation Fund (SMSF) can help you create wealth for a secure future by providing opportunities to invest in a diverse range of options while giving you control over these investments.

At Suncorp Bank we understand the importance of flexibility and control in investing for the future which is why we offer a range of products for your SMSF including transaction and investment accounts, term deposits and loans for investment properties.

## Investing for your SMSF

A bank account is a key component of your SMSF as it assists in managing the Fund's transactions such as cash contributions, dividend payments and the rollover of superannuation benefits. Your SMSF may also benefit from investing in high yielding accounts such as investment and term deposit accounts. Suncorp Bank offers award winning<sup>1</sup> accounts to help manage funds for your SMSF:

### ✔ Business Everyday Account

A transaction account suitable for day to day transactions.

### ✔ Business Premium Account

A transaction and cash management account rolled into one.

### ✔ Business Saver Account

An investment account that pays high interest on funds held. It includes access to flexiRates, a feature that allows you to lock away a portion of your SMSF's investment at a higher fixed rate of interest for a period of your choice.

### ✔ Term Deposits

A high interest investment account that can pay interest monthly, quarterly, semi-annually or annually.

## Borrowing for your SMSF

As an SMSF Trustee, borrowing funds to acquire real property<sup>2</sup> can potentially enhance the success of the Fund. Suncorp Bank has flexible and competitive Term Loans suitable for this type of investment.

### Product Features

Who is eligible?	<ul style="list-style-type: none"> <li>Company trustees of SMSFs buying or refinancing; residential, commercial, industrial or rural investment property in Australia.</li> <li>Individual trustees of SMSFs buying or refinancing; commercial, industrial or rural investment property in Australia. Please note, at the time of print, Suncorp Bank does not provide loans to individual SMSF trustees purchasing residential property.</li> <li>Lending is not available for property under construction or water rights.</li> </ul>
What security does the Bank take when lending to a SMSF?	<ul style="list-style-type: none"> <li>Limited recourse mortgage and guarantee from the Property Trustee in relation to the investment property.</li> <li>Guarantees may also be required from the SMSF members and other companies or trusts related to the members.</li> </ul>
Competitive interest rates	<ul style="list-style-type: none"> <li>Choice of Variable Interest Rate, Fixed Interest Rate or a Split Rate facility.</li> </ul>
Choice of loan term & repayments	<ul style="list-style-type: none"> <li>Up to 25 years for residential property and 15 years for commercial, industrial or rural property.</li> <li>1st year can be interest only repayments, with remainder of term principal and interest repayments.</li> <li>Additional payments can be made at any time on variable rate loans.</li> </ul>
Loan Amount	<ul style="list-style-type: none"> <li>Minimum loan amount of \$250k.</li> <li>Maximum loan amount of \$5m.</li> </ul>
Maximum Loan to Valuation Ratio	<ul style="list-style-type: none"> <li>80% for residential property.</li> <li>60% for commercial, industrial or rural property.</li> </ul>
SMSF Fee <sup>3</sup>	<ul style="list-style-type: none"> <li>\$700. Includes the Bank's legal fees and company and title search fees.</li> </ul>
Other Upfront Fees <sup>3</sup>	<ul style="list-style-type: none"> <li>Loan Establishment, Documentation, Settlement and Valuation fees apply. Contact Suncorp Bank for details.</li> <li>Government, Registration and Stamping Fees. At cost.</li> </ul>



## Steps to borrowing for a SMSF:

### 1. Setup.

Setting up a SMSF for property investment is complex and regulated under the Superannuation Industry (Supervision) Act 1993(Cth) (SIS). Therefore it is important to obtain independent financial advice and legal assistance. Prior to purchasing a property, ensure the investment strategy is right for your SMSF and your SMSF has the power to make this investment. Two separate trust structures are required for property investment:

- Self Managed Super Fund
- Property Trust Fund. The Property Trustee is the custodian appointed by the SMSF to purchase the property on its behalf.

### 2. Selection of an investment property.

### 3. Loan application.

Supply all documentation to the Bank including (but not limited to):

- Fully completed loan application form
- Certified copy of SMSF Trust Deed
- Certified copy of Property Trust Deed
- Evidence of ability to service (e.g. tax returns, rental estimates).
- Certification by your solicitor that the ownership structure complies with statutory requirements / Superannuation Industry (Supervision) Act 1993(Cth) (SIS)
- Documentation detailing the transaction.