

## What is a "12 Month 2nd Mortgage?"



A **2nd Mortgage** is a business loan which sits behind the current 1st Mortgage with your bank. Our **2nd Mortgages** are perfect if you need access to extra funds by tomorrow and you want them for a longer term of 12 months or more.

**We can settle within 24 hours** and are an affordable Interest Only loan where you simply pay the interest each month during the term of the loan.

At the end of the 12 month term, you can pay the **2nd mortgage loan** out OR you can extend the loan with no additional fee's. You simply continue to pay the interest each month.

### Our Product:

Loan Term: 12 Months (With free extension options)

Interest payments: Paid monthly (In advance)

Interest Rate: 1.95% pm

Settlement Time Frame: 24 Hours

Are Valuations Required? No, Not with us

Are Tax Returns Required? No, Not with us

Credit History: Poor credit score is fine with us

Arrears and Tax Debts: Both are fine with us

### Lending Value Ratios

Residential  
75%



Commercial  
70%



Vacant Land  
70%



#### Our Company

We are Australia and New Zealand's largest short term business lender and the trusted funder of choice for short term business loans.  
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