

# Commercial Update.



## Interest Rates

For information on our current interest rates, [see our Introducer website](#).

## Changes to ING Commercial Credit Policy - Acceptable Security Properties

We have made some changes to our Commercial Credit Policy, a summary of the improvements are outlined below. These changes apply to commercial loans, not residential loan applications. Please note, the policy improvements are now in place.

We will accept residential property as security against a business loan to a maximum LVR of up to 75%. The property must be either Owner Occupier, Investment or zoned as residential but used for business purposes (e.g. doctor's surgery). The minimum loan amount must be \$250,000 or greater and the following conditions apply:

- The loan purpose must be strictly business related or for commercial property investment.
- A loan purpose that relates to residential investment financing or owner occupier residential home loan financing is unacceptable.
- A residential investment property can be accepted on a stand-alone basis.
- Owner occupier residential security can only be accepted as supporting security if it is cross-collateralised with either a commercial or residential investment property.
- Where an owner occupier residential security property is accepted in a combined security arrangement (i.e. with commercial or residential investment assets), we will not permit that same owner occupier residential property to be used as security for a Residential Home Loan regardless of the Home Loan being with ING or another financier.

Type of residential security	Owner Occupied (principle place of residence)	Residential Investment	Residential property used for business* (E.g. doctor/dental surgery)
<b>Acceptable as standalone security</b>	No	Yes	Yes
<b>Acceptable as support security to a commercial or residential investment property</b>	Yes	Yes	Yes
<b>Maximum LVR</b>	75%	75%	75%
<b>Acceptable Purpose</b>	Property Purchase (Commercial Property) Refinance of Business Purpose/Commercial Property Debt Working Capital / Business Investment Equity Release**		
<b>Unacceptable Purpose</b>	Personal Loans Refinance of home loans or residential investment loans secured by residential property		

\* Residential properties used for business purposes will not be accepted if they're also the principle place of residence.

\*\* Where financing is provided for the purposes of working capital financing or equity release, the intended purpose of the financing must be clearly identified and articulated in the commercial loan application.

As recently announced by ING, it is no longer possible to submit a residential loan application to borrow for business purposes using a residential property as security.

For any questions on the above or if you have a deal that you believe may fit our credit criteria please contact your ING Commercial representative.

## Want to find out more or talk about a commercial loan?

Get in touch with your ING Representative, they can help you with your submissions, workshopping deals or scenarios.

[Contact us](#)

To learn more



Visit [introducer.ing.com.au](http://introducer.ing.com.au)



Call 1300 656 226



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