

## Private Mortgages

### Short Term & Long Term Private Mortgages

(Residential & Commercial Securities-Owner Occupied & Business / Investment Purposes)

Australian Finance Centre has access to exclusive and adaptable mortgage funds to suit a range of borrower needs requirements. Our private loans are available to both first and second mortgages.

We feel that a private mortgage can be a real benefit for some borrowers and in some cases more cost effective than utilising a non-conforming lender.

Short term lending provides a solution for applicants to fulfil an interim need for finance. This could be for many different reasons; waiting for another asset to sell, inventory finance or having an opportunity arise that is just too good to miss.

### Product Overview

Applicants: Investors, small businesses and bridging finance applicants.

Purpose: Investment and business.

Acceptable security: Residential, commercial and industrial properties. Australia wide with populations higher than 10,000.00.

Loan to Value Ratio: Residential (80%) and commercial (70%).

Loan amount: \$10,000.00 to \$30,000,000.00.

Terms: 1-6 month loans.

Applicants: Judgements, defaults and arrears ok.

Same day approvals with minimal documents required. For more information surrounding short term and private funding, please contact Australian Finance Centre.