**Subject:** April 2014 Newsletter - SMSF Commerical 6.99%!! 70% LVR Product! Low Doc & Credit Impaired specialist loans!

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| |  |  |  | | --- | --- | --- | | |  | | --- | | SMSF, LOW DOC & CREDIT IMPAIRED SPECIALIST LOANS |  |  | | --- | |  | |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | | |  | | --- | | http://img2.ymlp262.net/s544_bigstockApprovedMortgageloanapplica38583982_1.jpg |  |  |  |  |  | | --- | --- | --- | --- | | |  |  |  | | --- | --- | --- | | April 2014 Update - SMSF COMMERCIAL PRODUCT = 70% LVR 6.99%!!!! |  | April 2014 | | |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | |  | | --- | | **Has an application been declined by LMI due to credit scoring? New 95% Full Doc - NO LMI!!!** |  |  | | --- | | New 95% LVR Full Doc Loans - no credit scoring, no LMI. (must be clean credit applications - can have multiple enquiries)  [Submit your Loan enquiry here...](mailto:enquiry@sherlockloans.com.au) |  |  | | --- | | **Premium Low Doc!** |  |  | | --- | | Low Doc 80% Interest Rate at **6.24%** Impairments under $750 ignored!  [Submit your Low Doc enquiry here...](mailto:enquiry@sherlockloans.com.au) |  |  | | --- | | **Bad Credit?** |  |  | | --- | | Credit Impaired Loans from 5.45% 1 day discharged bankrupts considered. Multiple defaults, paid & unpaid.  [Submit your Bad Credit Loan enquiry here...](mailto:enquiry@sherlockloans.com.au) |  |  | | --- | | **Private Money starting from 8% available for unregulated deals and development funding!!!** |  |  | | --- | | **http://img2.ymlp262.net/s544_1239585403700663065472253269981n_5.jpg**  **Car & Asset Finance** |  |  | | --- | | Low Doc & No Doc finance is available for a wide variety of assets including;   * Motor Vehicles * Fit-Out Finance * Plant &  Equipment * Caravans, Trucks, * Heavy Vehicles up to 4.5 tonnes with no financials * ATMs, Gaming Machines * Vending Machines * Taxis, VHA vehicles etc * Medical & AV & Sound Equipment * POS Systems, Photographic equipment * Coffee Machines, Printing equipment   Just about anything with a serial number!  [Submit your car or asset enquiry here...](mailto:enquiry@sherlockloans.com.au)      [Forward this email to a friend](http://t.ymlp262.net/bmaaaujbswacabqarabbqq/click.php) | | | |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | | |  | | --- | | **NEW RES SMSF PRODUCT - 5.60% at 80%! YES - 80% LVR!! 100% rental income allowed for servicing, some minor impairments considered.** |  |  | | --- | |  |  |  | | --- | | **Prime Low Doc - Rates Slashed! No risk fee up to 70%!**    **80% LVR - 5.65%**  **75% LVR - 5.55%**  **70% LVR - 5.45% - No Risk Fee!!**    [SUBMIT YOUR SCENARIO HERE!](mailto:enquiry@sherlockloans.com.au)  Key product parameters are:   * Unlimited cash out (with written purpose from borrower) * No Business debt consol * 2 yr ABN required * Low Doc Dec and **2** of the following:          Accountants Declaration;         BAS Statements;         Biz Bank Statements.   * Max Loan amount at 70% $2mil!! * Max Loan amount at 75% $1.5mil!! * Max Loan amount at 80% $1mil!!   **NO LMI, NO RISK FEE (At 70% LVR)**    Cat 1-4 allowed. max 25 acres! Vacant Land on Cat 1 & 2 locations!! |  |  | | --- | | http://img2.ymlp262.net/s544_loan.jpg |  |  | | --- | | **The Mortgage Detectives....** |  |  | | --- | | At Sherlock Holmes Lending Solutions we have access to niche non-conforming lenders who offer our clients & yours flexibility and solutions where others cannot.    Some of the key features of our loans include   * **Low doc 60-80% loans with minimal or no risk fees, no LMI, unlimited cash out & no financials required** * **95% Loan to Value with no LMI and allowance for credit impairments (Full doc max LVR 95%; Low Doc Max LVR 85%)** * **Debt Consolidation (including ATO debts)** * **No BAS or trading statements required for 80% Low Doc loans** * **90% Low Doc available** * **Self certification/ declaration of income & accountants letter only for low doc loans** * **1 day discharged bankrupts** * **Mortgage arrears & credit defaults (paid and unpaid)** * **Vacant Land - Low Doc!** * **6 month to 24 month ABN products** * **Up to 40 year terms available** * **Interest only periods** * **Low Doc & Full Doc Car & Asset Finance (including Fit-Out Funding, Equipment Finance)** * **Low Doc construction (multiple dwellings)** * **Traditional lending options are also available.**   Thanks for reading, Melanie Burns  Managing Director    [Click here to view this email in your browser](http://t.ymlp262.net/bjalaujbswaxabqatabbqq/click.php) | | |  |  |  | | --- | --- | | |  | | --- | | **Sherlock Holmes Lending Solutions Ph: 0434 087 735 E:** [**enquiry@sherlockloans.com.au**](mailto:melanie@sherlockloans.com.au)  **530 Little Collins St Melbourne 3000** | | | |

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