



**Super Loan Exchange Pty Ltd
Credit Guide**

Thank you for allowing Super Loan Exchange Pty Ltd ('Super LX', 'us', 'we', 'our') to help arrange your self-managed super fund's (SMSF) finance needs.

This credit guide is issued by Super LX and provides information about our business and the services we provide to you as the trustee of your SMSF.

We are licensed to engage in credit activities other than as a credit provider under the National Consumer Credit Protection Act 2009 (Cth) (NCCP Act). The NCCP Act regulates the activity of lending, leasing, and finance broking to consumers.

Key information

Our full name	Super Loan Exchange Pty Ltd (ACN 615 820 052)
Address	Level 26 1 Bligh Street Sydney NSW 2000
Phone and e-mail	02 9004 1828 admin@superlx.com.au
Australian Credit Licence	511265
Australian Financial Services License	Corporate Authorised Representative (#001274020) of Super Group Holdings Pty Ltd AFSL # 246309
Internal Complaints Officer contact details	Adam Smith Director 02 9004 1828 adam@superlx.com.au
External Dispute Resolution Scheme contact details	Australian Financial Complaints Authority (AFCA) (Membership # 70621) You can contact AFCA: <ul style="list-style-type: none"> • online at www.afca.org.au; by phone: 1800 931 678 (free call) between 9:00am – 5:00pm AEST weekdays (Interpreter Service: 131 450) • by email: info@afca.org.au

	<ul style="list-style-type: none"> • by letter: Australian Financial Complaints Authority Limited, GPO Box 3, Melbourne, VIC 3001 • by fax: (03) 9613 6399
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Our Services

We help trustees arrange the debt for limited recourse borrowing arrangements (“LRBAs”). LRBAs usually comprise the purchase of an investment property (“LRBA asset”) and the entering into of a loan (“LRBA loan” or “SMSF loan”) for their SMSF.

We work with a group of credit providers (our “Panel Lenders”) who provide SMSF loans that comply with LRBA rules specified under the Superannuation Industry (Supervision) Act 1993 (Cth) (SIS Act) and the Australian Taxation Office (ATO). Our Panel Lenders must also be integrated with our preliminary assessment and application preparation processes.

SuperLX will assess your application against the criteria of the Panel Lenders, identify the lender (or lenders) for which your application would be eligible and provide a summary of the key terms offered by those lenders. You can then select the lender that best meets your circumstances.

We assist you in applying for a loan from the lender. We gather and access relevant information about you and the financial data of your fund and provide that information to the lender, to assist them in making a fast and accurate credit decision for you. Our platform greatly streamlines the process of obtaining an SMSF loan.

As a Corporate Authorised Representative of Super Group Holdings Pty Ltd (AFSL 246309), we are authorised to provide you with general advice in relation to your fund. Any general advice we provide does not take into account your individual objectives, financial situation or needs. We recommend that you seek advice from your financial adviser.

We DO NOT provide you with legal advice, specific financial advice or conveyancing advice.

We can assist you with setting up a bare trust and corporate trustee. We utilise the legal documents prepared for Class Pty Limited’s “Now Infinity” electronic legal documents platform. In our experience these documents are accepted by most lenders for this purpose. We will invoice you for a separate fee for this service, which includes the cost we incur for utilising the relevant documents, completion of the documents for your execution and the fees we collect and pass on to ASIC.

Panel Lenders

We are accredited as a mortgage broker with the following lenders:

- [Granite Home Loans Pty Ltd](#) (ABN 27 622 955 524, Australian Credit Licence 516104)
- [La Trobe Financial Pty Limited](#) (ABN 30 006 479 527, Australian Credit Licence 392385)
- [Think Tank Group Pty Ltd](#) (ABN 75 117 819 084, Australian Credit Licence 333163)

- [Liberty Financial Group Limited](#) (ACN 125 611 574)

Our Preliminary Assessments

As a credit assistance provider, we are obligated to undertake a preliminary assessment of your financial position to determine that the loan you seek is “not unsuitable”. The information we have obtained through the application process will allow us to make this assessment, although us or the lender may require further information from you. It is important that the information you provide us is accurate.

A borrowing arrangement will be considered unsuitable if it is assessed that, at the time credit assistance is provided, your fund would be unable to meet its expected financial obligations or not meet the funds objectives over the anticipated term of the SMSF loan.

We expect that you (together with the assistance of your financial adviser, as the case may be) have determined or are in the process of determining the suitability of an SMSF loan for your fund. We expect this determination will take into account your fund’s circumstances, investment strategy, exit strategy (with respect to the LRBA asset and SMSF loan) and other legal obligations you or your fund has under the SIS Act and other laws. We do not provide you with any advice in relation to these matters.

You must make your own enquiries about the value of the investment property and its potential for future growth. The lender (or we) may obtain an independent valuation of the property for our own use. You should not rely on our valuation.

In making our preliminary assessment we understand that circumstances may change which may require your fund to take action in relation to the SMSF loan. These circumstances may include, but are not limited to:

- a) the income generated by the LRBA asset is insufficient to satisfy the payment commitments related to the SMSF loan;
- b) the long-term net returns of the LRBA no longer meet your fund’s investment objectives, or
- c) the LRBA as part of your fund’s total assets and total obligations no longer meet its investment objectives or suit its payment obligations.

The relevant actions your fund may take include, but are not limited to:

- a) using other income or assets of your fund to meet the payment obligations of the SMSF loan;
- b) applying members’ contributions (as permitted by law) to meet payment obligations of the SMSF loan, or
- c) “unwinding” the LRBA by selling the LRBA asset to repay the SMSF loan.

Any such actions should be taken after seeking appropriate financial and legal advice as deemed appropriate by the trustees.

If you ask us within seven (7) years of the date we provided you with credit assistance, we are required by law to provide you with a copy of our preliminary credit assessment of your application. We are only required to give you a copy of the credit assessment if we give you credit assistance.

Fees payable by you

We do not charge you for our credit assistance services because we are paid a fee by the lender. You may, need to pay to the lender an application fee, valuation fee, and other fees associated with settling your loan. We will provide you with a reasonable estimate of the fees and how they are worked out.

You may request us to recommend third party services such as lawyers and conveyancers to assist you in the preparation of documentation to enable your fund to borrow. We will advise you who this third party is and their fees before you need to commit to their services. We will not charge you a fee for these services and we are not usually entitled to a financial benefit from these parties for our referral, but if we do so we will notify you. You may obtain from us a reasonable estimate of the financial benefit we may receive and how it is worked out.

If you ask us to prepare a bare trust for you, we will invoice you a separate fee for this service. This invoice will include the cost we incur for utilising the relevant documents, completion of the documents for your execution and the fees we collect and pass on to ASIC.

Fees received by us

We expect to receive a fee from the lender and perhaps in some circumstances a referral fee from third parties that may provide additional services to you. These are not fees payable by you. You may obtain information from us about a reasonable estimate of these fees and how they are worked out.

Fees payable by us

We may obtain referrals from a range of sources. In such cases, these referral fees are generally small amounts and accord with usual business practice. These are not fees payable by you. You may, on request, obtain a reasonable estimate of those fees and how they are worked out.

Our internal dispute resolution scheme

We want to resolve any complaint you have as quickly as possible. Should you have any issues about the services we provide to you, you should notify us by contacting our Complaints Officer (see contact details above).

You should explain the details of your complaint as clearly as you can. You may do this verbally or in writing.

When we receive a complaint, we will work with you to resolve it promptly.

Our external dispute resolution scheme

If we do not reach an agreement on your complaint or it is not resolved to your satisfaction, you may refer the complaint to the Australian Financial Complaints Authority (AFCA). A dispute can be referred to AFCA subject to its terms of reference. AFCA is a free service established to provide you with an independent mechanism to resolve specific complaints. You may contact AFCA online, by phone, email or letter, as listed above.

You can obtain further details about our dispute resolution procedures and obtain details of our privacy policy by contacting us.

Other important information

We don't make any promises about the value of any property you finance or its future prospects. You should always rely on your own enquiries.

We don't provide legal advice. It is important you understand your legal obligations under an SMSF loan, including the obligations of guarantors and financial consequences. If you have any doubts, you should obtain independent legal and financial advice before you enter into any loan contract.

We don't provide financial or investment advice. Specifically, we don't provide financial advice on the suitability an LRBA as it applies to your fund's investment strategy and meeting the objectives of its members. Before you commit to an LRBA we recommend that you discuss your investment strategy, objectives and compliance obligations with your financial adviser or suitably qualified professional. We can provide general advice on matters relating to the arrangement of an LRBA.

Questions?

If you have any questions about this credit guide or anything else about our services, please contact us. We are here to help you.