

Serviceability Calculator

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1. New Loan Details

	New Loan Amount	Proposed Interest Rate	Assessed Interest Rate	Loan Term / Years (1-30)	IO Term/Years (1-5)	P&I Monthly Instalment Amount
Loan 1	\$ 960,000.00	6.66%	8.66%	30		\$6,169.22
Loan 2						
Loan 3						
Loan 4						

2. Applicant Details

	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
Name	Erica Fu					
Status	Individual (Single)					
Coupled with						
Dependents (Only Input Once If Under Same Household)						

3. Gross Income - PAYG, Self Employed or Other Income (Annually)

PAYG/Sole Trader

	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
Gross Annual Income	\$ 173,625.23					
Investment Income (Rental Income Excluded)						
Non-Taxed Income						

Most Recent Year Financial Year (Self Employed Without Sole Trader)

	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
Net Profit/Loss Before Tax						
Addbacks - Interest						
Addbacks - Depreciation						
Addbacks - Non Recurring Expense						
Addbacks - Superannuation Excess of Mandatory Level						

Previous Financial Year (Self Employed Without Sole Trader)

	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
Net Profit/Loss Before Tax						
Addbacks - Interest						
Addbacks - Depreciation						
Addbacks - Non Recurring Expense						
Addbacks - Superannuation Excess of Mandatory Level						

4. Mortgage Loan(s) And Rental Income

Details

	Loan Amount	Interest Rate	Loan Term	Weekly Rent	New Loan	Investment Loan
Loan 1	\$ 960,000.00	6.66%	30		Y	N
Loan 2	\$ 307,032.44	7.73%	21	\$ 2,750.00	N	Y
Loan 3	\$ 548,029.56	6.44%	22	\$ 730.00	N	Y
Loan 4						
Loan 5						
Loan 6						

Borrower Ownership Percentage

	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
Loan 1	100%					
Loan 2	100%					
Loan 3	100%					
Loan 4						
Loan 5						
Loan 6						

5. Other Existing Debts (Monthly)

	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
Personal/Car Loan Repayments						
Credit Card Limit						
Other Liabilities (e.g. HELP/HECS Payment)						

6. General and Other Living Expenses (HEM & Non HEM - Monthly)

	Applicant 1	Applicant 2	Applicant 3	Applicant 4	Applicant 5	Applicant 6
Primary Residence property utilities, rates & costs	\$ 200.00					
Telephone, internet, pay TV and media streaming subscriptions	\$ 200.00					
Groceries	\$ 1,700.00					
Recreation & Entertainment	\$ 200.00					
Clothing & Personal Care	\$ 300.00					
Medical & Health(excl. Health/Ambulance Insurance)	\$ 100.00					
Transport	\$ 200.00					
Public/Government Primary and Secondary Education						
Childcare						
General Basic Insurances (Car Insurance, Private Health Insurance etc)	\$ 200.00					
Investment Property (inc. Holiday homes) Running Costs (including Strata, Property Tax)	\$ 500.00					
Rent/Board						
Private Schooling and Tuition						
Child and Spousal Maintenance						
Life Insurance, sickness and personal accident insurance						
Other Commitment						

6. Results

	Using Actual Rate (Monthly)	Using Actual Rate (Annually)	Using Assessed Rate (Monthly)	Using Assessed Rate (Annually)
Total Taxable Income	28,040.77	336,489.23	28,040.77	336,489.23
Net Income	20,799.59	249,595.13	20,799.59	249,595.13
General Living Expenses	3,600.00	43,200.00	3,600.00	43,200.00
HEM	3,175.11	38,101.30	3,175.11	38,101.30
Net Available Income	17,199.59	206,395.13	17,199.59	206,395.13
Proposed Repayments	6,169.22	74,030.62	8,184.51	98,214.06
Other Commitments	148.74	1,784.90	7,437.09	89,245.12
Net Surplus Ratio	2.72	PASS	1.10	PASS
Debt to Income Ratio	2.9		5.4	

7. Disclaimer

For Broker and internal use only, not for publication.

This calculation is not an offer of credit but an estimate only of the applicant's capacity to service the proposed loan based on the information provided, and does not include all applicable fees including any government or 3rd party fees. Our lending criteria and basis upon which we assess what a borrower can afford may change at any time without notice.

All interest rates referred to in the calculators are current. The interest rates represented on this page may include promotional discounts and are subject to change. When assessing ability to service a loan, the lender may use an interest rate that is higher than the current interest rate for the loan requested.

The output of the is subject to assumptions that are subject to change. The calculator does not take into account any future refinancing options which may be available. The calculator does not take into account any product features, grants or any applicable bank fees.