

# Surge 75% LVR by 2nd RM

Brisbane QLD  
1.74% pm | \$537k  
2-storey residence

## October 2025

An existing client had an expired loan by 2nd mortgage secured by their residence. Funds were originally used to assist with a land development project. The project has experienced a number of unexpected delays in obtaining final approvals to commence the subdivision. Director had been paying interest at the higher rate and now had to refinance expired loan for a longer term at the non-default interest rate...

We arranged for our client an 80% LVR loan by 2nd mortgage that was only expected to be required for several months while their land subdivision project progressed through Council to obtain the required Operational Works Certificate.

**Location of property:** Brisbane QLD

**Circumstances:** Their current loan had expired a few months ago with the owners paying an additional \$10k per month in penalty interest while they waited for the approval to come through from Council. After paying 3 months of penalty interest, the current lender had decided to commence recovery action. The owners were in receipt of a default letter and recovery action in progress. It was time to go.

**Client contribution:** There was a shortfall to be contributed as their original LVR was 80% and they are now borrowing 75%.

**Loan product offered:** Our **Surge** loan product was the most suitable because:

- Max LVR of up-to 75% is available (*75% provides what they required*)
- Loan term is min 3 months and max of 36 months (*3 months was required*)
- \$0 interest payments (*capitalised interest was required by owner for loan term*)
- Valuation only had to be renewed (*same valuation firm was used for original loan*)
- Consent and DoP not always required (*1st mortgagee email was acceptable by IC*)
- Repayment history not considered (*owners expired loan in default was acceptable*)

**Loan amount:** \$537,000

**Additional features of Surge for borrower:** Properties located in Brisbane can be valued by many valuation firms that offer loans to private lenders and can be short-form. Purposes must be for genuine business and include refinancing of other privates, especially privates that are in default and are in the process of being mortgagee in possession. Properties can be owner occupied. If a 1st mortgagee letter is unavailable, or a deed of priority unavailable or a consent unavailable, a discharge email from the 1st mortgagee is acceptable as it discloses required details for the incoming lender. The legal firms used for the loan agreements and settlements are limited to 6 national firms that are nominated by Jumbo Capital. ATO portals are not requested. Credit scores are not considered.