

Allstate Home Loans Pty Ltd

Allstate Review

Reserve Lowers Interest Rates!

Good news recently with the Reserve Bank lowering interest rates.

So for most borrowers their repayments will decrease. However, not all lenders will decrease your repayments automatically. Some lenders, such as ING Bank to not alter P&I repayments automatically, you will need to request they be amended. However, if you can afford to continue to make these repayments there is benefit to you in the long term as you shall pay your loan off quicker.

Just how far down will interest rates go? Well that's a subject for the crystal ball. Is now a time to keep your variable loan variable or should you consider fixing some of your loan. Well the fixed rates at the moment are looing rather attractive.

With the uncertain state of credit markets, most advisors are recommending any savings from lower repayments be used to payout customer debts such as credit cards, car loans and debts for household items such as TVs.



FIXED RATES FALL!

Fixed rates have continued to tumble as interest rates generally fall across the board.

Did you know we can offer you and your friends a fixed rate loan with a true 100% offset account? Not even the major banks can beat that offer. So get a great rate call us today

The healing powers of chicken soup

It's likely not just an old wives tale either; while chicken soup may not be the cure-all for the common cold, research suggest that it likely does possess qualities that can help you heal faster or, at the least, feel better for the duration of your sickness.

Firstly, steaming hot liquid, of any kind, helps to relieve congestion and the extra hydration is also great for helping to flush out viral bugs. However, a study by researchers at Mount Sinai School of Medicine in Miami showed that chicken soup positively affects airflow and mucous more than just hot water alone. They also found that it improved the functioning of cilia, the tiny hairs in our nose that help prevent bacteria from entering our body and effectively sweep germs out.

NEED ATM ACCESS?

You can access your loan account throughout the country on a variety of ATMs at no additional charge.. These include Bendigo Bank, Suncorp and Westpac, depending on how your Allstate loan is structured. Remember also that you can obtain cash while using EFTPOS.

If you are not certain please contact the customer service team today

Speak to
a Customer Service
Representative now
at **1800 101 368**

We are committed to providing timely, efficient and consistent service to you. We will:

- Discuss and assist you with our Online Banking site.
- Explain the details of your home loan.
- Assist with any issues you may have concerning transactions.

Your feedback is important to us. To give us your feedback email to:
customerservice@allstatehomeloans.com.au

Thinking of Refinancing?

If the answer is yes then contact Allstate today. We will be able to refinance your existing loan to one more suitable to your current situation.

With loans like our fixed rates f Allstate can accommodate your needs. If you have your loan refinanced by Allstate we can even help offset some of the costs involved. Remember when you refinance a loan there are costs involved, so check with us first.

Insurance

Did you know that in statistics released recently by the mortgages insurance company Genworth, just over one third of all mortgage arrears are due to borrowers being unable to make repayments due to injury or illness.

So while we may be covered by workers compensation while we are working, outside of this many people have no insurance.

So if you have an accident at home or on the weekend, or suffer an illness and you are not able to work for some time, how are you going to make ends meet?

We all insure our cars, our homes and contents but have you insured your income?

Now might be the time to sit down and look at what insurance you do have and ask yourself is it enough? Remember that insurance is a product that you can only buy before you need it.

3 Tips for buying in a hot market

Get Pre-approved.— Before you start searching for a property it is a good idea to get your finances sorted first. There is a difference between what you can borrow and what you can afford.

Search for a Property. Once you have your loan preapproved you can start looking in earnest. Attend open houses and conduct research to gauge the market, and get to know the local real estate agents.

Brush up on your negotiating skills. This can be tough, each party is trying to gain an advantage over the other. Why should the owner of a property choose you over other buyers? Flexibility makes you an attractive buyer. A good tip is to be mindful of the owners requirements. Whether it's negotiating on a different settlement date, or shift a property inspection forward, it pays to be flexible.

Remember to keep your emotions under control

Finance Terminology

Capitalised interest—A repayment type. No repayments required until the loan limit is reached.

FHOG—First Home Owners Grant.

LVR— Loan amount (L), divided by the value of the property (V), ratio %.

Limit— refers to the amount you can effectively draw up to on your loan at any given time.

Offset— Daily credit funds held in your account attached to your home loan that reduce the interest charged on your home loan.

Mortgage Insurance— Payable by the borrower yet protects the bank.

Lo Doc Loan— Generally for self employed applicants who cannot meet the lenders standard evidence of income. Usually attracts a higher interest rate.

Title Deed— A document disclosing the legal description and ownership of a property.

Joint Tenants— Equal holding of property between two or more persons. If one party dies, the property passes to the survivors.

Trivia

- The largest octopus weighs about 15kg (Octopus Dofleini). An Octopus has three hearts and it can squeeze through a hole the size of a 10cent coin. Hapalochlaena species can inject enough venom in one bite to kill several adult humans. They can adopt two tentacles "walk" that frees up their six remaining limbs and makes them look like an armed vehicle.
- The Elephant can smell water up to three miles away. Also, a dog's nose is so sensitive that it can tell the difference between a tub of water and a tub of water with a teaspoon of salt in it.
- It is illegal to sell an ET doll in France. They have a law forbidding the sale of dolls that do not have human faces.
- The longest office city name in the world is: Krungthep Mahanakhon Amorn Rattanakosin Mahintara Yudthaya Mahadilok Pohp Noparat Rajathanee Bureerom Udomrajniwes Mahasatarn Amorn Pimarn Avaltarnsatit Sakatattiya Visanukram Prasit. It's the official name of Bangkok, Thailand.
- Hilter was vote Time Magazines man of the year in 1938.
- It is common mistake to say that The Great Wall of China is visible from outer space. It is too thin to be noticed from such a great distance. The only two man made structures visible from space are: The Pyramids of Giza and the Hoover Dam.