

Red RECHARGE LAND Full Doc Residential Loan



80% MAX LVR

UPDATED: 23 November 2024

The Red Recharge Land full doc loan is perfect for applicants who have held an ABN for longer than 12 months or have at least one year's tax return. This suits self-employed customers whose unique circumstances do not suit a traditional full doc loan at this time.

Loan Purpose:	Purchase or refinance – OJO or Inv. Unlimited debt consolidation incl ATO debt. Business debts to 100% of loan amount.	Credit History:	Unlimited defaults >2 years allowed. One other default to max \$5k allowed. Unsecured Debt Arrears allowed. Part IX/X bankrupts discharged >18 mths. Discharged Bankrupts >3 years allowed. Mortgage repayments can be >7 days late and less than 2 full payments in arrears.
Loan Amount:	Min: \$ 100,000 Max: \$1,500,000 (70% LVR) Max: \$1,000,000 (80% LVR)	Application Fee:	\$ Nil
Loan Requirements:	2 years full financials or 1 year full financials + 2 most recent BAS	Legal Fees:	\$895 (1 security, 2 natural person borrowers)
Loan to Value Ratio:	80% max LVR including Risk Fee.	Valuation Fee:	\$385 (incl GST) to \$1.0 million EMV. \$539 (incl GST) \$1.0m - \$1.5 million EMV. \$770 (incl GST) \$1.5m - \$2.0 million EMV.
Cash Out:	Unlimited. Cash Out Purpose Declaration required for amounts >\$500,000.	Title Insurance:	Not Applicable.
Term:	Minimum: 10 years Maximum: 30 years	Settlement Fee:	\$975
Interest Rate Type:	Variable rates only available.	Risk Fee:	Applies on all loans – can be capped up to maximum LVR available. Capitalisation of Risk Fee does not alter the original LVR for Interest Rate purposes.
Repayments:	Principal & Interest or Interest Only (rate loading applies to Interest Only – Investment only)	Loan Splits:	Up to 2 splits allowed. \$350 Split Loan Fee.
Extra Repayments:	Additional repayments may be made at any time without penalty.	Annual Fee: Annual Reviews:	\$ Nil - No annual reviews.
Repayment Frequency:	Weekly, Fortnightly or Monthly. Direct Debit from nominated bank account.	Monthly Fee:	\$15 per split account.
Redraw:	Available on Variable rates only. Fee free for internet transactions.	Transaction Fees:	Free redraw via internet banking (minimum \$50). \$25.00 manual Redraw Fee via customer service (minimum \$1,000).
ABN GST:	Min. 12 mths. GST registration where required (6 months with same industry experience >2 yrs)	Discharge Fees:	\$690 per security.
Offset Account:	Multiple Offset Sub-Accounts are available for each loan split (Fee Free). BPay and Pay Anyone available.	Early Termination Fee (ETF):	Not Applicable. ETF for Company & Corporate Trustee Borrowers removed on residential properties (from 8Aug23).
Restrictions:	Max 1 acre Cat 1 @ only. No covenants or construction within 2 years of land settlement.		
Acceptable Land:	Vacant Land – maximum 5 acres – Cat 1 & 2 locations are acceptable securities.		
Unacceptable Land:	Non-Standard Security properties are unacceptable securities. Construction is not available.		
Points of Difference:	Fee for Service allowed with application only (must be signed by borrowers, with bank account details for EFT @ settlement). Companies, Family Trusts or Unit Trusts are acceptable borrowers. Generous considerations for credit impairments. Lenders Mortgage Insurance (LMI) is not applicable for Red loans. Rates and fees are subject to change without notice - refer to your Allstate manager for confirmation of current rates and fees. Digital signatures (individuals) accepted by DocuSign or Adobe Sign (subject to conditions of use – refer Guide). Scanned signatures or "Cut & Paste" signatures are not acceptable.		

Allstate Home Loans Pty Ltd

Email: hello@allstateloans.au | Website: www.allstatehomeloans.com.au

Postal: PO Box 3553, Loganholme Qld 4129

Australian Credit Licence: 384512 | ABN: 86 010 377 018

Phone 1800 101 368

Target Market for this Product:

The features of this Product have been assessed as meeting the likely objectives, financial situation and needs of consumers over the age of 18 where one or multiple applicants are self-employed and unable to fully verify their income with the most recent years tax returns. This product is likely to meet the needs of consumers looking for a loan amount of \$100,000 up to \$1,500,000, repayable over a term of up to 30 years.

This product is likely to meet objectives and needs for both owner occupied and investment consumers to finance the acquisition of residential vacant land, refinance of existing loan/s, to obtain an equity release or consolidate debt with:

The ability to borrow up to 80% of the value of the property

1. The flexibility of a variable rate
2. The option of principal and interest or interest only repayments
3. Access to redraw; and

Whilst there may be fluctuations to variable interest rates, we have assessed this Product as being consistent with the likely objectives, financial situation and needs of consumers in the target market because it allows them deposit funds into an offset account and/or make unlimited additional repayments to reduce interest payable.

Outside of the Target Market for this Product:

Consumers outside the target market are consumers that:

1. Require a loan to finance the acquisition of property for construction purposes.
2. Require a loan to finance the acquisition of an established property.
3. Are self-employed and can provide financials.
4. Require a 100% Offset facility.
5. Have material adverse credit; and
6. Are seeking to borrow through a self-managed superannuation fund.

Description of Product including Key Attributes

1. Variable interest rate.
2. Redraw is available on a variable interest rate, with no fees, subject to terms and conditions within the Loan Contract;
3. Minimum loan amount \$100,000.
4. Maximum loan amount \$1,500,000.
5. Maximum loan term 30 years.
6. Maximum Loan to Valuation Ratio (LVR) is 80%.
7. Repayment options:
 - a. principal and interest for owner occupied
 - b. principal and interest and interest only for investment.
8. Repayment frequency for principal and interest repayments – weekly, fortnightly or monthly.
9. Repayment frequency for interest only – monthly.
10. Valuation fee is payable.

Note that exceptions may be made to the above on a case-by-case basis.