

CABERNET FLEXIBUILD

OO & Inv Construction Loan

PRODUCT FACT SHEET



UPDATED: 20 June 2024

Allstate FlexiBuild loan is a full documentation home loan designed for PAYG and/or self-employed borrowers wishing to extend, renovate or build a residential property, have good incomes, have a good credit history, and a proven track record of responsibly managing their debt.

Loan Purpose:	Build a new home or renovate or extend an existing property which involves structural changes.	Credit History:	Clean credit history required.
Loan Amount:	Minimum: \$ 50,000 Maximum: \$2,500,000 (90% LVR incl LPF)	Application Fee:	\$330 (payable at settlement)
Loan to Value Ratio:	90% max LVR incl LPF premium - gen or non-gen savings accepted. Max 80% for Interest Only.	Legal Fees:	\$300 (1 security, 2 natural person borrowers). Higher fees apply for Company or Trust loans depending on the complexity of the structure.
Term:	Up to 30 years. Individuals, Companies, Family Trusts or Unit Trusts are acceptable. (No annual Reviews).	Valuation Fee:	At cost – approx. \$303 for metro securities <\$1million.
Interest Rate Loading During Construction:	Not applicable.	Title Insurance:	Not applicable.
Interest Rate Type:	Variable rates available. Fixed Rates are available after construction is completed.	Construction Risk Fee (CRF) – [payable @ settlement]	OO to 75% LVR - 0.50% [Inv: 1.25%] OO to 80% LVR - 1.00% [Inv: 1.75%] OO to 85% LVR - 2.25% [Inv: 3.00%] OO to 90% LVR - 3.50% [Inv: 4.25%] Monthly CRF: Higher fees apply to Multi Dwelling Construction. If construction exceeds 12 mths, a monthly CRF Fee applies = 1/12 of CRF amount.
Repayments:	Principal & Interest. Interest Only for 5 years to max 80% LVR (INV). Max Int Only portion for OO is 50% of loan amount.	Settlement Fee:	\$ Nil Settlement Fee. Electronic lodgements fees apply (PEXA).
Extra Repayments:	Variable: Extra repayments allowed without any penalty. Fixed Rates: Extra repayments up to \$20,000 per annum allowed without any penalty.	Annual Fee:	\$Nil annual fee for Owner Occupied loans (80% LVR) \$395pa for loans >80% LVR \$395pa for all Investment Loans
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly for P&I payments. Monthly payments for Interest Only.	Monthly Fee:	No Monthly Fees.
Cash Out:	Not Applicable for new home construction.	Rate Lock Fee:	\$495 (only if you want to lock in a fixed rate rather than accept the fixed rate after construction is completed)
Redraw:	Available on Variable rates only with no min. amount. Fee free for internet transactions. Manual redraw attracts a fee (approx. \$25).	Loan Splits:	Up to 4 splits allowed. (No Fee)
Locations:	Residential securities in categories 1 & 2.	Discharge Fee:	\$795
Acceptable Securities:	Owner Occupied or Investment properties including duplex.	Construction Admin Fee:	\$750
Unacceptable Securities:	Vacant land and Non-Standard Security Properties including NDIS, Co-Living or multiple dwellings.	Progress Payment Fees:	Varies according to location & valuer - allow \$130 per progress inspection x 5 inspections as a minimum.
100% Offset:	100% Offset is not available during the construction period. Available on variable and Fixed Rate loans on completion - see Points of Difference below. A fee applies if added after application lodged.	Fee for Service:	Not available.
Commencement Delay:	Month 4: Update required from borrowers explaining why construction has not commenced. Month 7: The Funder may issue a Notice of Default and charge 2.0% default interest after 30 days if not rectified.	Free Unlimited Transactions:	Internet Banking, Phone Banking, BPay and EFTPOS, Direct Debit / Salary Crediting
Completion Delay:	Month 11: Update required from borrowers explaining why construction has not completed. Month 12: Funder will issue Notice of Default, charge 2.0% default interest after 30 days if not rectified, may commence recovery action.		
Points of Difference:	Rates and fees are subject to change without notice - refer to your Allstate manager for confirmation of current rates and fees. 100% Offset account is fee free and optional for OO loans to 80% LVR. Multiple offset accounts are available. Rate Lock is available for Fixed Rate loans for \$749, or the Fixed Rate applicable at settlement will apply.		

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Target Market for this Product:

The features of this Product have been assessed as meeting the likely objectives, financial situation and needs of consumers who require a secured loan of between \$50,000 and \$2,500,000, repayable over a term of 15 to 30 years to finance the construction of residential property for the purpose of it being their principal place of residence or for investment purposes (or refinance existing finance to access equity to renovate or extend):

1. The ability to borrow up to 90% of the value of the property
2. The flexibility of a variable rate or the security of a fixed rate in the first year.
3. The option of principal and interest or interest only repayments
4. The option of an offset account
5. Access to redraw; and
6. The option of a loan access card.

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 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 immediate access.
2. Are self-employed and cannot provide financials.
3. Have material adverse credit; and
4. Are seeking to borrow through a self-managed superannuation fund.
5. Are seeking to purchase or refinance an investment property without any structural changes required.

Description of Product including Key Attributes

1. Option of variable interest rate or fixed rates.
2. Offset account is available for both variable and fixed rate loans.
3. Redraw is available on a variable interest rate.
4. Minimum loan amount \$50,000.
5. Maximum loan amount \$2,500,000.
6. Maximum loan term 30 years.
7. Maximum Loan to Valuation Ratio (LVR) is 90%.
8. Construction Risk Fee [CRF] applies for all construction loans.
9. Repayment options:
 - a. principal and interest for owner occupied
 - b. interest only to a maximum LVR of 80% for owner occupied and investment;
 - c. principal and interest for investment.
10. Repayment frequency for principal and interest repayments – weekly, fortnightly or monthly.
11. Repayment frequency for interest only – monthly.
12. Valuation fee and Progress valuation fees are payable.

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