

# Navy Prime INV Full Doc Residential Loan



## 95% MAX LVR (Incl LMI)

UPDATED: 22 April 2025

Allstate Navy Prime Investment Home Loan is a full documentation home loan tailored to suit the needs of PAYG and/or self-employed borrowers with clean credit and one (1) or two (2) years tax returns. This loan is for individuals who are investors only.

Loan Purpose:	Purchase, refinance, debt consolidation, equity release, cash out for <b>investors only</b> .	Credit History:	Clean Credit required. To 80% LVR: Max 2 defaults (Telco / Utility) <\$1,000 each allowed if paid at /by settlement. >80%: Max. 2 Paid defaults totalling \$1,000
Loan Amount: Minimum Loan: Maximum Loan:	<b>METRO</b> Min: \$ 100,000 Max: \$2.50m 65% LVR - POA Max: \$2.00m 75% LVR Max: \$1.75m 80% LVR Max: \$1.25m 90% LVR Max: \$ 800k 95% LVR Max: \$ 750k 60% LVR - Regional	Application Fee:	\$330 Individuals [\$550 Companies]
		Legal Fees:	\$395 – Individual borrowers. (Standard Inclusions: Documentation, Review CoS, Settlement)
		Valuation Fee:	From \$242 for metro securities to \$1m; \$495 to \$2m property value.
Loan Requirements:	1 Year Tax Return (2 Yr ABN  1 Yr GST) no extra BAS required or 2 yrs personal and business ITR's, 2 recent payslips.	Lenders Mortgage Insurance (LMI):	Not Applicable to 80% LVR.
Loan to Value Ratio:	95% maximum LVR. Non-gen savings accepted.	Settlement Fee:	\$250 plus disbursements, including Electronic lodgements (PEXA). Varies with circumstances.
ABN   GST:	2 Year ABN & 1 Year GST	Title Insurance:	Not Applicable.
Term:	Up to 30 years.	Risk Fee:	Not Applicable.
Interest Rate Type:	Variable or Fixed Rates available.	Monthly Fee:	\$Nil.
Repayments:	Principal & Interest or Interest Only. Int Only can be considered up to 5 years (rate loading applies).	Annual Fee:	\$395.
Extra Repayments:	Additional repayments may be made at any time without penalty.	Annual Reviews:	No annual reviews.
		Offset Account:	Optional – Free on Prime Full Doc Loans (Variable rates Only).
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly options.	Early Repayment Fee (ERF):	ERF applies to Unregulated Loans only – 3 months interest if discharged in the first 3 years).
Cash Out:	Unlimited to 80% LVR with reasonable justification.	Discharge Fee:	\$895
Redraw:	Available on Variable rates.	Processing Fee:	Not Applicable.
Locations:	Residential securities in categories 1 & 2. Non-Metro must have >20,000 population.	Rate Loading:	Waived.
Acceptable Securities:	Investment properties only.	Unacceptable Securities:	Owner Occupied or Non-Standard Security Properties.
Construction:	Not Available	Loan Splits:	4 splits allowed.
<b>IMPORTANT:</b>	Rates and fees are subject to change without notice. Please refer to your Allstate representative for confirmation of the current rates and fees. * Conditions Apply. All fees include GST.		
Points of Difference:	Clean credit history required – no arrears or defaults. Will accept Visas with a minimum of 12 months to run. One Year Tax Returns acceptable.  Prime Visa available with 0.30% rate loading. Acceptable pathway to residency Visas include: 188 , 309, 444, 475, 476, 485, 487, 489, 500, 820, 884, Bridging A & B		

Allstate Home Loans Pty Ltd

Email: [hello@allstatehome.com.au](mailto:hello@allstatehome.com.au) | Website: [www.allstatehome.com.au](http://www.allstatehome.com.au)

Postal: PO Box 3553, Loganholme Qld 4129 Australian Credit Licence: 384512 | ABN: 86 010 377 018

Phone 1800 101 368

Primary Borrower

Your Reference

Date

Product

Prime

Options Altdoc

Xpat

## Application Details

Loan Application with privacy consent form (fully completed, signed & dated)

Cover sheet

Credit Note

Serviceability Worksheet

Equifax Reports for each individual, company, trust & other related entities

(Note: recent enquiries must be addressed in Credit Note)

Valuation (attached/ordered)

Evidence of funds to complete (if applicable)

### For Each Individual Applicants

KYC & VOI Identification Form

Certified Identification documents attached:

- Passport
- Drivers Licence/Government issued Photo Card
- Marriage/change of name certificate

### Additional Required for Expatriate/Foreign Applicants

Foreign Credit Report

VEVO search

PEP Check

Visa (>12 months remaining) (Expat only)

## Loan Purpose — Supporting Documents

### For New Purchase

Full copy of Contract of Sale

Stat dec for Deposit Gifts (if applicable)

### For Refinance or Debt Consolidation

6 months loan statements

Current rates notice for the security

### Equity Release

Current title search

Evidence of use of funds

Current rates notice for the security

### For Construction

Fixed price building contract

Progress payment schedule

Construction plans and specifications

## Proof of Income

### Self-employed

#### Full Doc

ABN search

2 years company financials\*

2 years personal tax returns with NoA\*

\*NOTE: Only 1 year required if credit score  $\geq 700$  &

ABN registration  $\geq 4$  years

#### Alt Doc

ABN search must be completed

Self-employed Income Declaration Form

ONE of the following:

- Accountant's Letter confirming income
- 12 months BAS statements from ATO Portal
- 12 months business bank statements

#### Additional required for Foreign Company

6 months personal bank account statements

Business/company register checks

Web presence

### PAYG

2 of 3 most recent consecutive payslips

ONE of the following (applicable if Credit Score <600, NSI <\$500 or DTI > 6):

- 3 months bank statement showing salary credit
- 2 years ATO Income statement (via MyGov)

Employment verification

- Obtain employer's contact details through an independent source
- ABN or ASIC search
- Verbal employment checks confirming role, income & length of employment

#### Additional required for Foreign PAYG

Employer letter or employment agreement

### Other Income/Savings

Evidence of additional income

Irregular/casual: Evidence of 12 months income