

Navy Prime INV Full Doc Residential Loan



90% MAX LVR (Incl LMI)

UPDATED: 2 July 2024

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 investors only .		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:	METRO	NON-METRO	Application Fee:	\$330
	\$ 50,000 \$2.5m 65% POA. \$2,000,000 70% LVR \$1,750,000 80% LVR \$1,250,000 90% LVR \$ 800,000 95% LVR	\$ 50,000 \$1,000,000 70% LVR \$1,000,000 80% LVR \$ 800,000 90% LVR \$ 800,000 95% LVR	Legal Fees:	\$395 – Individual borrowers. (Standard Inclusions: Documentation, Review CoS, Settlement)
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.		Valuation Fee:	From \$242 for metro securities to \$1m; \$495 to \$2m property value.
Loan to Value Ratio:	95% maximum LVR. Non-gen savings accepted.		Lenders Mortgage Insurance (LMI):	Not Applicable to 80% LVR.
ABN GST:	2 Year ABN & 1 Year GST		Settlement Fee:	\$250 plus disbursements, including Electronic lodgements (PEXA). Varies with circumstances.
Term:	Up to 30 years.		Title Insurance:	Not Applicable.
Interest Rate Type:	Variable or Fixed Rates available.		Risk Fee:	Not Applicable.
Repayments:	Principal & Interest or Interest Only. Int Only can be considered up to 5 years (rate loading applies).		Monthly Fee:	\$Nil.
Extra Repayments:	Additional repayments may be made at any time without penalty.		Annual Fee:	\$395.
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly options.		Annual Reviews:	No annual reviews.
			Offset Account:	Optional – Free on Prime Full Doc Loans (Variable rates Only).
Cash Out:	Unlimited to 80% LVR with reasonable justification.		Early Repayment Fee (ERF):	No ERF on Residential Loans in company name.
Redraw:	Available on Variable rates.		Discharge Fee:	\$895
Locations:	Residential securities in categories 1 & 2. Non-Metro must have >20,000 population.		Processing Fee:	Not Applicable.
Acceptable Securities:	Investment properties only.		Rate Loading:	Waived.
Construction:	Not Available		Unacceptable Securities:	Owner Occupied or Non-Standard Security Properties.
IMPORTANT:	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.			