

Navy XPAT

Full Doc Residential Loan



75% MAX LVR

UPDATED: 14 May 2024

The Navy Xpat Full doc prime loan is perfect for applicants who are PAYE employees or are self-employed with at least two years tax returns and are currently living and working overseas. They can purchase or refinance with this loan (including equity release).

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|------------------------------------|--|-----------------------------------|---|
| Loan Purpose: | Purchase or refinance including Equity Release, Owner-Occupied or Investment. | Application Fee: | \$495 (payable at settlement). |
| Loan Amount: | Min: \$ 150,000 Max: \$1,500,000 (Melbourne & Sydney) Max: \$ 950,000 (Brisbane, Gold Coast, Canberra, Perth & Adelaide) Max: \$ 750,000 (Non-Metro) | Valuation Fee: | Quote as required (at cost) – approx. \$440 |
| Loan Requirements: | 2 years tax returns* & 6 months statements* showing business income (self-employed) 3 latest payslips* (employees) Employment letter* 3 months bank statements* | Legal Fees: | \$400 plus disbursements. |
| Loan Term: | Up to 25 years (Max 5 Years Int Only) | Title Insurance: | Not Applicable. |
| Maximum LVR: (Loan to Value Ratio) | 75% LVR – Units >50 sqm. 60% LVR – Units 45 – 50 sqm. 50% LVR – Units <45 sqm. | Risk Fee: (% of the loan amount) | 0.50% - loans ≤65% LVR 1.00% - loans 65% to ≤70% LVR 1.50% - loans >70% LVR (payable at settlement). |
| Cash Out: | Not available for Expats. | Establishment Fee: | \$330 (payable at settlement). |
| Interest Rate Type: | Variable rates available. (Fixed Rates are available on request). | Lenders Mortgage Insurance (LMI): | Not Applicable. |
| Redraw: | Available on Variable rates only. | Settlement Fee: | \$250 (payable at settlement). |
| Repayments: | Principal & Interest. Interest Only can be considered up to 5 years (rate loading applies). | Annual Fee: | \$499 (payable at settlement and on annual settlement anniversary thereafter) |
| Extra Repayments: | Additional repayments may be made at any time without penalty on variable rate loans. | Monthly Fee: | Not Applicable. |
| Repayment Frequency: | Weekly, Fortnightly or Monthly. Direct Debit from nominated bank account. | Discharge Fees: | \$895 |
| Locations: | Cat 1 locations only . | Loan Splits: | Up to 4 splits allowed. |
| Acceptable Securities: | Standard residential property including low & medium density units – No minimum size. | Offset Account: | Not available |
| Acceptable Countries: | Brazil, Brunei, Canada, China, France, Germany, Hong King, India, Indonesia, Japan, Macau, Malaysia, Mexico, New Zealand, Philippines, Qatar, Saudi Arabia, Singapore, South Africa, South Korea, Switzerland, Taiwan, United Kingdom (England, Scotland, Wales, Northern Ireland), United Arab Emirates and United States of America and Vietnam (this list is subject to change at any time without notice). | Early Termination Fee (ETF): | Not Applicable for loans in individual names. |
| Additional Requirements: | Evidence of deposit held in an Australian bank Satisfactory Customer Identification Check If refinancing, 6 mths recent statements Copy of credit report from their country Evidence of funds to complete transaction held in an Australian bank in the name of applicant/s Power of Attorney in Australia is required Nominated person in Australia required - can be the broker. | | |
| Points of Difference: | 80% of foreign income is used for servicing Clean credit history required Altdoc loans considered. Will consider equity release for another purchase or improvements to existing investment property in Australia. | | |
| IMPORTANT : | Rates and fees are subject to change without notice. Conditions Apply. All fees include GST. Please refer to your Allstate Manager for confirmation of current rates and fees. *All documents must be translated to English by NAATI (National Accreditation Authority for Translators and Interpreters). Identification and signing of mortgage documents must happen on Australian soil (e.g. Australian Consulate) | | |

Allstate Home Loans Pty Ltd

Phone 1800 101 368

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Postal: PO Box 3553, Loganholme Qld 4129

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

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 ≥ 700 &

 ABN registration ≥ 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