

Navy Commercial Altdoc Loan [Commercial Security]



75% MAX LVR

UPDATED: 19 August 2024

Allstate Commercial Altdoc Loan is an alternate documentation home loan specifically tailored to suit the needs of self-employed borrowers with clean credit and minimum 12 months ABN using commercial security for predominantly business purposes.

Loan Purpose:	Purchase, refinance, unlimited debt consolidation, equity release, cash out using commercial security for predominantly business purposes.	Credit History:	Clean Credit required. Max 2 defaults (Telco / Utility) <\$1,000 each allowed if paid or cleared at settlement.
Loan Amount:	Min: \$ 100,000 Metro & Non-Metro Max: \$3,000,000 [60% LVR] Max: \$3,000,000 [65% LVR] Max: \$2,000,000 [70% LVR] Max: \$2,000,000 [75% LVR]	Application Fee:	\$990
		Legal Fees:	\$1,500 – Documentation Fee incl COS, Review Trust Deeds and Company.
		Valuation Fee:	At cost – quote provided.
Loan Requirements:	Any one [1] Income item of: Accountants Declaration, 6 months BAS or 6 months statements	Risk Fee:	0.50% Risk Fee <60% LVR. 0.50% Risk Fee >60% & <65% To 31.12.24 1.00% Risk Fee >65% & <70% LVR. 1.00% Risk Fee >70% & <75% To 31.12.24
Loan to Value Ratio [LVR]:	80% maximum LVR.	100% Offset:	Not Applicable.
ABN GST:	Min. 12 mths ABN & 12 mths GST. Accountants Declaration or 12 mths BAS required.	LMI:	Not Applicable [Lenders Mortgage Insurance].
		Title Insurance:	Not Applicable.
Term:	Minimum 3 years up to 30 years. Maximum Interest Only Period is 5 years.	Settlement Fee:	\$395 plus disbursements, including electronic lodgements (PEXA). Varies with circumstances.
Interest Rate Type:	Variable or Fixed rates available.	Monthly Fee:	\$ Nil.
Repayments:	Principal & Interest or Interest Only. IO can be considered up to 5 years (rate loading WAIVED).	Annual Fee:	\$395 payable at settlement and then annually on the settlement anniversary – No Annual Reviews.
Extra Repayments:	Maximum \$120,000 per annum applies for the first two [2] years on the Variable Rate. Maximum \$20,000pa on Fixed Rate loans.	Discharge Fee:	\$1,295
		Offset Account:	Not Available.
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly options.	Early Repayment Fee (ERF):	3 months interest if the loan is repaid within the first 3 years.
Cash Out:	Unlimited to 80% LVR with reasonable justification. No evidence required to \$500,000.	ERF Waiver Fee:	1.50% Optional Early Repayment Waiver.
Redraw:	Available on Variable rates only.	Rate Loading:	0% Rate Loading applies to loans >\$1m till 31.12.2024
Locations:	Residential securities in categories 1 & 2. Non-Metro must have >20,000 population.	Loan Splits:	4 splits allowed.
Acceptable Securities:	Offices, showrooms, retail outlets, industrial units, factories, mixed use, medical & dental suites, childcare centres, serviced apartments, student accommodation and boarding houses.		
Unacceptable Securities:	Non-Standard Security Properties, Regional locations, Vacant Land, Income producing securities, Construction.		
Bullet Loan:	Bullet Loan is available for business purposes Min 3 yrs – Max 5 yrs Interest Only Must have Exit Strategy or Strategies. 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. Interest Only Loading WAIVED & Risk Fee Reductions from 19Aug24 until 31 Dec24.		

Allstate Home Loans Pty Ltd

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