

# Ocean Commercial Flip Loan



## 70% MAX LVR

UPDATED: 11 March 2025

Allstate Ocean Commercial Flip Loans are short-term loans tailored to suit the needs of Non-Code Borrowers (predominantly business purposes) where a clearly defined exit strategy is available. Ideal for clients requiring short time frames to achieve property or business sales with commercial security.

Loan Purpose:	Purchase, refinance, debt consolidation, equity release, cash out for <b>Non-Code borrowers only</b> . Must be business related purpose.	Credit History:	Paid defaults up to \$500 acceptable.
Loan Amount: Minimum Loan: Maximum Loan:	<b>Metro (Cat 1 locations only)</b> \$ 500,000 \$3,000,000 70% Max LVR.	Application Fee:	1.50% of loan amount.
Loan Purposes:	Purchases, refinances, debt consolidation, business use, residual stock, land bank, cash out.	Valuation Fee:	At cost. Full valuation dated no older than 90 days at time of settlement.
Borrower Types:	Must be Australian residents. Company, Discretionary Trust, Unit Trust or Individual/s.	Legal Fees:	At Cost ~\$1,200
Loan Requirements:	<b>Interest Paid:</b> Servicing by Altdoc or Full Doc. <b>Interest Budget:</b> Interest Capitalized	Settlement Fee:	Standard disbursements, including Electronic lodgements (PEXA). Varies with circumstances.
Repayments:	<b>Interest Paid:</b> Monthly interest payments. <b>Interest Budget:</b> Capitalized & held in restrictive redraw to meet monthly interest payments.	Establishment Fee:	0.15% of loan amount.
ABN   GST:	2 Year ABN & 1 Year GST	Early Repayment Fee (ERF):	Not applicable.
Term:	6 months – 2 years.	Annual Fee: Monthly Fee: Risk Fee:	Not applicable. \$ Nil. Not applicable.
Interest Rate Type:	Variable Rate only.	Title Insurance:	At cost - from \$355 depending on loan size.
Offset Account:	Not Available.	Fee Capitalisation:	Not Applicable.
Redraw:	Not Available to client/s.	Expiry Fee:	0.50% payable if loan is not discharged by Maturity Date. Calculated on original loan amount.
Extra Repayments:	Additional repayments may be made at any time without penalty.	Renewal Fee:	Payable to extend the loan term after credit reassessment. Calculated on renewal loan amount.
Repayment Frequency:	Monthly interest payments on Interest Paid loans.	Discharge Fee:	\$450 plus funders' solicitors' costs.
Acceptable Securities:	Commercial: Offices, retail shops; showrooms; industrial factories; warehouses; Mixed Use; Vacant Land (commercial / industrial).		
Unacceptable Securities:	Residential owner-occupied security, Rural / Farm Zones; Construction / development; Cat 2 & 3 locations. Commercial: Aged care facilities & retirement villages; Hotel; Motel; Schools; Hospitals; Abattoirs; Places of Worship; Contaminated sites; Specialized / Single purpose properties; Crown land; Limited Title; Old Law Titles, Vacant Land.		
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:	Servicing: Clearly defined & verifiable Exit Strategy. Not available for SMSF Loans. Must be Non-Code purpose. No clawback.		

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