



Fixed Rate Construction Home Loan Special - Investment

Pricing				Product overview	
Rate to Borrower (Loan size <=\$2.0m)		Terms		Maximum loan amount	Single Security \$1,500,000 (≤ 90% LVR) Maximum borrower exposure \$4,000,000
LVR	3 year		5 year	Interest Rate Loading during Construction	Nil rate loading during construction (hence CRF – Construction Risk Fee)
>00% - 85% <i>Comparison Rate</i>	7.69%pa (8.22%)	P&I	7.69%pa (8.27%)	Loan to Value Ratio	Up to 90% (inclusive)
>85% -90% <i>Comparison Rate</i>	7.69%pa (8.22%)	P&I	7.69%pa (8.27%)	Start date of construction	Construction must start within 6 months from settlement date and be completed within 15 months
Fees & Charges				Application fee	Nil
Valuation fee	At cost		Loan term	30 years	
Construction risk fee	LVR ≤ 85% - 2.00%, LVR ≤ 90% - 3.00%		Loan options	Interest Only during construction phase (min 12 months) Max I/O period - 60 months	
Risk Fee if incomplete after 12 months:	Risk fee covers the first 12 months of construction then fee continues monthly at a value of 1/12 of the risk fee		Credit history	Clear credit history	
Annual facility fee	\$395 Annual Fee		Repayments	Principal and Interest & Interest Only	
Construction administration fee	\$750		Cash out	Nil	
Progress payment inspection fee	At cost		Offset account	100% offset account available after final draw down	
Fixed rate lock fee	\$495 (Validity-90 days, non- refundable & form required on application submission)		Acceptable securities	As per Lending Policy	
Account variation fee	\$250		Split loans	Available. Split your loan into more than one portion	
Facility variation fee	\$450		Credit increase	Available. Fees apply	
Discharge fee	\$795 plus 3rd party costs		Redraw	Available after final draw down	
Break costs	Applicable as standard		Repayment frequency	I/O repayments - Monthly only P&I repayments - weekly, fortnightly and monthly.	
Solicitor documentation fee	At cost		Voluntary Repayments	up to \$20,000 per annum without penalty	
Transaction fees	Free unlimited transactions - Internet Banking, Phone Banking, BPay, Direct Debit / salary crediting, EFTPOS		Visa Debit card	Available after final draw down	

Terms and conditions & lending criteria applies. Full details of terms and conditions available upon application.
This is a guide only and subject to change at any time without notice.

Allstate Home Loans Pty Ltd

Australian Credit Licence Number 384512

ABN 86 010 377 018

allstatehomeloans.com.au

Updated 27Nov23