

ORANGE Prime Altdoc Residential Loan PRODUCT FACT SHEET

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Allstate Prime Altdoc Home Loan is an alternate documentation home loan specifically tailored to suit the needs of self-employed borrowers with clean credit and minimum 2 years ABN in the same business. Company & Trust borrowers are welcome.

Loan Purpose:	Purchase, refinance, debt consolidation, equity release or cash out. Max 5 debts can be refinanced including the home loan. Business debts can be refinanced to maximum \$500,000.	Credit History:	Clean Credit required. Max 2 defaults with combined value <\$500 allowed.
Loan Amount:	Min: \$ 50,000 Max: \$2,500,000 (65% LVR) Max: \$2,000,000 (75% LVR) Max: \$1,750,000 (80% LVR) Maximum \$3m aggregate exposure.	Application Fee:	\$Nil
Loan to Value Ratio:	80% maximum LVR including Risk Fee. Non-gen savings accepted.	Legal Fees:	\$440 (1 security, 2 natural person borrowers) Higher fees apply to different structures.
ABN GST:	Min. 24 mths ABN & 12 mths GST. Accountants Declaration or 6 mths BAS required.	Valuation Fee:	At cost – approx. \$308 for metro securities <\$1million.
Term:	Up to 30 years. Individuals, Companies, Family Trusts or Unit Trusts are acceptable.	Title Insurance:	\$132 For loans to \$600,000 \$238 For loans up to \$1,000,000
Interest Rate Type:	Variable rates available.	Risk Fee:	Applies to all loans. Risk Fee can be capitalized to the loan. (80% + Risk Fee)
Repayments:	Principal & Interest or Interest Only. Interest Only attracts an interest rate loading.	Lenders Mortgage Insurance (LMI):	Not Applicable.
Extra Repayments:	Additional repayments may be made at any time without penalty.	Settlement Fee:	From \$440 plus disbursements. Electronic lodgements (PEXA) approx. \$60 extra, Electronic signatures approx. \$13 (couple).
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly options.	Loan Features:	100% Offset account with optional Visa debit card. Free internet & telephone transactions.
Cash Out:	Unlimited Cash Out to \$1.50 million (\$100k if >\$1.5 m)	Monthly Fee:	No Monthly Fees.
Redraw:	Available on Variable rates only. Fee free for internet transactions.	Annual Fee:	\$Nil
Locations:	Residential securities in categories 1 only.	Loan Splits:	Up to 6 splits allowed. (No Fee)
Acceptable Securities:	Owner Occupied and Investment properties – please refer units to your State Manager for confirmation.	Annual Reviews:	No annual reviews.
Unacceptable Securities:	Vacant land and Non-Standard Security Properties. Construction is not available.	Discharge Fee:	\$375
Points of Difference:	Security determines interest rate - not the purpose. No credit scoring. Business debts to max. \$500k.	Fee for Service:	Please refer to your State Manager.
		IMPORTANT NOTICE:	Rates and fees are subject to change without notice. Please refer to your Allstate representative for confirmation of current rates and fees. * Conditions Apply. All fees include GST.
		Promotions:	Risk Fee reduced to Zero% (80% LVR).

Target Market for this Product:

The features of this Product have been assessed as meeting the likely objectives, financial situation and needs of consumers who require a secured loan of between \$50,000 and \$2,000,000, repayable over a term of 15 to 30 years to finance the acquisition of residential property for the purpose of it being their principal place of residence or for investment purposes (or refinance other finance that has been provided for such a purpose) with the ability to obtain an equity release or consolidate debt with:

1. The ability to borrow up to 80% of the value of the property
2. The flexibility of a variable rate
3. The option of principal and interest or interest only repayments
4. The option of an offset account
5. Access to redraw; and
6. The option of a loan access card.

Whilst there may be fluctuations to variable interest rates, we have assessed this Product as being consistent with the likely objectives, financial situation and needs of consumers in the target market because it allows them deposit funds into an offset account and/or make unlimited additional repayments to reduce interest payable. These funds remain accessible to the consumer.

Outside of the Target Market for this Product:

Consumers outside the target market are consumers that:

1. Require a loan to finance the acquisition of property for construction purposes
2. Are PAYG or self-employed and can provide full financials
3. Have material adverse credit; and
4. Are seeking to borrow through a self-managed superannuation fund.

Description of Product including Key Attributes

1. Variable interest rate.
2. Offset account is available.
3. Redraw is available on a variable interest rate.
4. Minimum loan amount \$50,000.
5. Maximum loan amount \$2,000,000.
6. Maximum loan term 30 years.
7. Maximum Loan to Valuation Ratio (LVR) is 80%.
8. A risk fee may be payable.
9. Repayment options:
 - a. principal and interest and interest only for owner occupied; and
 - b. principal and interest and interest only for investment.
10. Repayment frequency for principal and interest repayments – weekly, fortnightly, or monthly.
11. Repayment frequency for interest only – monthly.
12. Valuation fee is payable.

Note that exceptions may be made to the above on a case-by-case basis.