

GREEN COMMERCIAL Full Doc Loan

PRODUCT FACT SHEET

UPDATED 25 October 2021



The Green commercial loan is suitable for a wide range of borrowers and can be used to purchase or refinance commercial, industrial, retail or residential property. These “set-and forget” loans have no annual reviews and no security revaluations.

Description:	Owner-Occupied or Investment' Purchase or refinance commercial, industrial, retail or residential property. Non-structural renovations allowed.	Application Fee:	1.25% of the loan amount with 0.50% payable with application. 0.50% is non-refundable if the loan does not proceed.
Loan Amount: Residential:	Minimum: \$ 100,000 Maximum: \$3,000,000	Valuation Fees:	All properties require a quote. Allow a minimum of 2 weeks for a commercial valuation.
Loan to Value Ratio:	75% maximum LVR – Max. Loan \$2 million 70% maximum LVR – Max. Loan \$3 million	Solicitor Documentation Fees:	\$550 (1 security, 2 borrowers – natural persons)
Split Loans:	Up to 4 splits allowed.	Settlement Fee:	\$Nil
Term:	Up to 25 years.	Title Insurance:	Not Applicable
Repayment type:	Variable Rate P&I loan via Direct Debit from nominated bank account. Interest Only is available up to 5 years, automatically reverting back to Principal & Interest payments. 1, 2, 3, 4 & 5 years fixed rate options available. Weekly, Fortnightly or Monthly payment options. Interest Only is monthly payment only.	Early Repayment Fee: (ERF)	Year 1 = 3 months interest Year 2 = 2 months interest Year 3 = 1 months interest ERF is based on current interest rate and original loan amount if the loan discharges in the first 3 years.
Borrowers:	Individuals, Companies or Trusts.	Ongoing Fees:	No Annual or Monthly Fees.
Acceptable Securities:	1st registered mortgage over commercial, industrial, retail or residential properties in Australian cities and major regional centers excluding Non-metro postcodes. Residential properties must have a minimum living area of 50 square meters and up to a maximum land size of 25 acres (10 hectares).	Discharge Fees:	\$495
Unacceptable Purposes or Securities:	No vacant land. No Rural properties. No properties under construction.	Standard Transactions:	Repayments from nominated account, Additional repayments from nominated account, Internet access, Direct salary credits, BPay credits and Direct debits. No Phone Access.
Points of Difference:	Residential properties can be written under the Commercial product. Debt Service Ratio is 1.25 No annual reviews, No Revaluations. No Fixed & Floating charges. 25 year term allows the owner greater control and better cash flow.	Redraw:	Variable Rate Loans Only. Fee free for Internet transaction. Transaction fees apply for requests that are manually processed.
		Conditions:	Conditions Apply. All fees include GST. Policies subject to change without notice.

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