

OCEAN Emerald Altdoc Residential Loan



80% MAX LVR

UPDATED: 18 November 2025

Allstate Emerald Altdoc Loan is an alternate documentation loan specifically tailored to suit the needs of self-employed borrowers with minimum 1 year ABN in the same business wishing to purchase or refinance an owner-occupied or investment property. Company & Trust borrowers are welcome. Properties in more locations are eligible and there is a limited consideration for defaults and late payments.

Loan Purpose:	Purchase, refinance, debt consolidation, equity release, cash out. ATO Debts, business debts & council rates arrears can be repaid (in full) with this product.	Credit History:	Unlimited Defaults <\$1,000 (paid or Unpaid). Max 2 Paid defaults Listed >1Yr & Paid. Mortgage arrears <1 month (paid) OK.
		Legal Fees:	At Cost Approx. \$500 – Individual borrowers. Approx. \$1,100 – company / trust borrowers.
Loan Amount:	Min: \$ 100,000 Max: \$3,000,000 (75%) Max: \$2,000,000 (80%)	Application Fees:	0.50% to 70% LVR (Max \$1.75m) 0.75% to 80% (loans to \$1.75m) 0.35% Rate loading applies to loans >\$2.0m (App fees capitalized to loan at settlement)
Loan Requirements:	Accountants Declaration or 6 months BAS (ATO lodged) or 6 months bank statements.	Valuation Fee:	At Cost. As a guide only, assume approx. \$330 – properties to \$1m (metro) \$550 – properties to \$2m (metro)
Loan to Value Ratio:	80% maximum LVR. Non-gen savings OK.	Title Insurance:	\$145 Loans to \$600k; \$260 if >\$600k
ABN GST:	Min. 12 months ABN & 6 months GST required.	Risk Fee:	Not Applicable.
Term:	Up to 30 years.	LMI:	Lenders Mortgage Insurance is Not Applicable.
Interest Rate Type:	Variable rates available.	Settlement Fee:	0.20% of loan amount (capitalized to loan at settlement)
Repayments:	Principal & Interest or Interest Only. Int Only can be considered up to 5 years (rate loading applies).	Monthly Fee:	\$Nil
Extra Repayments:	Additional repayments available without penalty.	Annual Fee:	\$Nil.
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly options.	Annual Reviews:	No annual reviews.
Redraw:	Free Redraw available on Variable rates only.	Loan Splits:	Four splits allowed (no fee to split loans).
Cash Out:	Unlimited Cash Out available for acceptable purposes.	Discharge Fee:	\$450 plus funder's legal costs.
Acceptable Securities:	High Density Units (>10 floors or >50 units) MUST be min. 50sqm incl balconies. Units (non HDU) 40 sqm excl balconies & carports Rural Residential to 5 acres Rural Residential 5-25 acres (less 5% LVR) Rural Residential 25-50 acres (less 10% LVR) ^^ Vacant Land - See Land Loan (max 75% LVR)	Early Repayment Fee (ERF):	1.50% of original loan amount if discharged within first 3 years – UNREGULATED loans only.
		IMPORTANT NOTICE:	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.
Unacceptable Securities:	Retirement homes, Resort style dwellings, Serviced Apartments, Dwellings with >4 dwellings on 1 title. Construction is not available.	Offset Account:	Not available.
Locations:	Residential securities in categories 1, 2, 3 & 4.		
Points of Difference:	Will accept Visas with a minimum 12 months to run and are a pathway to permanent residency (e.g. 188 & 820). Fee for service is available if submitted with the application – refer to your State Manager as limits apply. Individuals, Companies, Family Trusts or Unit Trusts are acceptable (Hybrid Trusts excluded). ^^ Higher Rates & Fees apply to securities where the land size exceeds 25 acres (10ha).		

Allstate Home Loans Pty Ltd

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