

ORANGE 85 No LMI Residential Loan

PRODUCT FACT SHEET

UPDATED: 20 March 2022



Allstate 85 No LMI Home Loan is a full documentation home loan designed for PAYG and/or self-employed borrowers wishing to purchase a principal place of residence or investment property, have good incomes, have a good credit history, and a proven track record of responsibly managing their debt.

Our Basic Home Loan helps people to achieve their dream of home ownership. Suitable for a wide range of borrowers, who require a higher loan to value ratio (LVR) without incurring a hefty premium for Lenders' Mortgage Insurance (LMI).

Loan Purpose:	Purchase, refinance, debt consolidation, equity release, refinance business debts to max \$500,000.	Credit History:	Clean credit history required.
Loan Amount:	Minimum: \$ 50,000 Maximum: \$1,100,000	Application Fee:	\$ Nil
Loan to Value Ratio:	85% maximum LVR. Gen or non-gen savings accepted.	Legal Fees:	\$275 (1 security, 2 natural person borrowers) Extra \$100 for Company or Trust.
Term:	Up to 30 years. Individuals, Companies, Family Trusts or Unit Trusts are acceptable.	Valuation Fee:	At cost – approx. \$308 for metro securities <\$1million.
Interest Rate Type:	Variable rates available.	Title Insurance:	\$132 For loans to \$600,000 \$238 For loans up to \$1,000,000
Repayments:	Principal & Interest only for O/O. Interest Only is available to 85% LVR Investment.	Lenders Mortgage Insurance (LMI):	Not Applicable.
Extra Repayments:	Additional repayments may be made at any time without penalty.	Settlement Fee:	\$440 plus disbursements. Electronic lodgment's (PEXA) approx. \$60 extra, Electronic signatures approx. \$13 (couple)
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly.	Loan Splits:	Up to 6 splits allowed. (No Fee)
Cash Out:	Unlimited to 80% LVR - Max 40% of loan amount >80%.	Annual Fee:	No Annual Fees.
Redraw:	Available on Variable rates only. Fee free for internet transactions.	Monthly Fee:	No Monthly Fees.
Locations:	Residential securities in categories 1 & 2.	Annual Reviews:	No annual reviews.
Acceptable Securities:	Owner Occupied and Investment properties – please refer units to your State Manager for confirmation.	Discharge Admin Fee:	\$375
Unacceptable Securities:	Vacant land and Non-Standard Security Properties. Construction is not available.	Fee for Service:	Please refer to your State Manager.
Points of Difference:	The security determines the interest rate (not the purpose). No monthly or annual fees. Fee Free Offset account. Available for owner-occupiers & investors (not limited to first home buyers).	Loan Features:	100% Offset account with optional Visa debit card. Free internet & telephone transactions.
		Promotions:	
		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.

Allstate Home Loans Pty Ltd

Phone 1800 101 368

Email: hello@allstatehomeloans.com.au | Website: www.allstatehomeloans.com.au

Office: Level 8, 120 Edward Street, Brisbane Qld 4000 | Postal: GPO Box 268, Brisbane Qld 4001

Australian Credit Licence: 384512 | ABN: 86 010 377 018

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 \$1,100,000, 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 85% 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 self-employed and cannot provide 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 \$1,100,000.
6. Maximum loan term 30 years.
7. Maximum Loan to Valuation Ratio (LVR) is 85%.
8. Minimum Loan to Valuation Ratio (LVR) is 80%.
9. Repayment options:
 - a) principal and interest for owner occupied
 - 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.