

Purple Commercial AltDoc

75% MAX LVR UPDATED: 19Feb26

Our Commercial loan products suit self-employed applicants looking to purchase, refinance or access equity using commercial property. Business investment, debt consolidation and cash out are also acceptable purposes.

Income Documents:	Borrower Declaration plus one of: Accountants Declaration <i>or</i> 12 months ATO lodged BAS Statements <i>or</i> 12 months Trading Statements.	Credit History:	Can consider some adverse history, including life events.
Loan Amount:	Minimum: \$ 100,000 Maximum: \$ 3,000,000 (75% LVR) Maximum: \$10,000,000 (70% LVR) Loans to \$25 million considered.	Legal Fees:	Unascertainable due to different entity structures – please request a quote or refer to Letter of Offer.
Loan to Value Ratio:	75% maximum LVR to \$3Million 70% maximum LVR to \$10 million.	Valuation Fee:	At Cost – quote required.
Term:	Up to 30 years.	Processing Fee:	\$499 (payable at settlement).
Interest Rate Type:	Variable Only.	Application Fee:	1.40% of total loan amount (excl. GST) payable at settlement.
Repayments:	<ul style="list-style-type: none"> Principal & Interest Interest Only up to 5 years 	Title Insurance:	Minimum \$354.75 for loans <\$500,000.
Annual Reviews:	No annual reviews.	Ongoing Fees:	\$15 per month (per split)
Cash Out:	Allowed. (Non-Business component cannot exceed 49% of loan amount)	Settlement Fees:	Electronic File Fee: \$130 Settlement Disbursement Fee: \$120 Settlement Arrangement Fee: \$500 (where 3 days notice is not provided).
Extra Repayments:	Early Repayment Fee calculated as 3 months interest on the loan balance applies for principal reductions within the first 5 years (min. \$300).	Early Repayment Fees (ERF):	2.0% ERF applies to Company / Corporate Trustee borrowers if loan is discharged in the first 5 years (based on original loan amount). ERF also applies to principal reductions >\$10,000 per month.
Redraw:	Not Available.	ERF Waiver - Optional:	ERF can be waived if Application Fee is increased by 0.25%
Locations:	Most locations considered. Please contact your relationship manager for non-metro and major regional locations.	Discharge Admin Fee:	\$1,350 plus funders' solicitors costs (minimum \$400). Electronic File Fee of \$300 applies. Please refer to Letter of Offer for full details.
Acceptable Securities:	Shop Fronts, Offices, Industrial Units, Factories, Warehouses, Mixed Residential & Commercial Use, Medical / Professional Suites.	Late Payment Fees:	Current loan interest rate plus additional 5.0% (or rate applicable at the time), calculated on the daily balance and charged monthly while account remains in arrears.
Point of Difference	Rates and fees are subject to change without notice - refer to your Allstate Manager for confirmation of current rates and fees. ERF can be waived by paying a higher application fee (0.25%pa). Most locations considered.		
		Important:	Please refer to Letter of Offer for full fee details due to the unique variations.
		Unacceptable Securities:	Non-tenanted properties and specialised security properties with high LVR.

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