

# RedZed Commercial Prime Full Doc Commercial Loan



## 70% MAX LVR

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The RedZed Commercial Prime full doc loan is perfect for applicants who have held an ABN for longer than 1 year or have at least one year's tax return. This product suits clients that want a longer term "Set & Forget" loan without the hassles and fees associated with annual or regular reviews, revaluations of the security or the additional encumbrance of Fixed & Floating charges over assets.

<b>Loan Purpose:</b>	Purchase or refinance – OJO or Inv. Unlimited debt consolidation incl ATO debt. Business debts to 100% of loan amount. Cash Out (conditions apply).	<b>Valuation Fee:</b>	Indicative approximate costs for Metro locations: \$1200 +GST Security up to \$750k. \$1500 +GST Security >\$750k to \$1.25m Quote for >\$1.25m or as required.
<b>Loan Amount:</b>	Minimum: \$ 150,000 Maximum: \$3,000,000	<b>Application Fee:</b>	1.0% of Loan Amount.
<b>Loan Requirements:</b>	1 years full financials <b>or</b> 1 year full financials + 2 most recent BAS	<b>Legal Fees:</b>	\$ 995* + GST – Individual borrowers \$1200* + GST – Company Borrowers \$1500* + GST - Trust & Trustee Borrowers \$ 250 + GST - Trust Review Fee
<b>Loan to Value Ratio:</b>	70% maximum LVR. 65% Max LVR for Darwin.	<b>Title Insurance:</b>	Min. \$400 (loans to \$665k) \$400 + 0.60 per \$1000 (> \$665k - \$2 million). \$100 per additional security property.
<b>Credit History:</b>	Unlimited defaults <\$1,000 allowed. Clean credit required.	<b>Settlement Fee:</b>	\$ Nil
<b>Term:</b>	Minimum: 15 years Maximum: 30 years	<b>Risk Fee:</b>	Not applicable.
<b>Interest Rate Type:</b>	Variable rates available. (Fixed Rates are not available).	<b>Loan Splits:</b>	Up to 2 splits allowed. \$350 Split Loan Fee.
<b>Repayments:</b>	Principal & Interest or Interest Only. Rate loading applies to Interest Only.	<b>Monthly Fee:</b>	\$ Nil.
<b>Extra Repayments:</b>	Additional repayments may be made at any time without penalty.	<b>Annual Admin Fee:</b>	0.10% + GST (of original loan amount). No annual reviews.
<b>Repayment Frequency:</b>	Weekly, Fortnightly or Monthly. Direct Debit from nominated bank account.	<b>Discharge Fees:</b>	\$690 per security.
<b>Cash Out:</b>	\$250k Allowed. Refer higher amounts.	<b>Transaction Fees:</b>	Free redraw via internet banking (minimum \$50). \$25.00 manual Redraw Fee via customer service (minimum \$1,000).
<b>Redraw:</b>	Available on Variable rates only. Fee free for internet transactions. Minimum \$2,000 redraw.	<b>Early Termination Fee (ETF):</b>	2.0% (of original loan amount) if discharged within 3 yrs. (Company & Corporate Trustee Borrowers only.)
<b>Locations:</b>	Cat 1 locations only are acceptable.	<b>ABN   GST:</b>	Min. 12 months. GST registration where required
<b>Acceptable Securities:</b>	Shop fronts, Offices, Industrial Units, Factories, Warehouses & Workshops, Mixed Residential & Commercial Use.	<b>Unacceptable Securities:</b>	Vacant land loan is not available on this product or specialized securities. No development sites. Refer to your Allstate Manager for clarification.
<b>Promotions:</b>			
<b>Points of Difference:</b>	No annual reviews, no revaluations, no Fixed & Floating charges. <b>Leasedoc</b> is available on the RED Commercial Altdoc product – Full Doc rates apply if client supplies the lease + Accts Dec or 6 months BAS. Rates are the same for Owner Occupied, Investment or Business Loans. Must be an Unregulated loan. Builders / Developers must provide 2 years Financials & NOA's (2 year average or most recent year used if lower). Rates and fees are subject to change without notice - refer to your BDM for confirmation of current rates and fees.		

### Allstate Home Loans Pty Ltd

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