

RedZed Reward AltDoc Residential Loan



80% MAX LVR

UPDATED: 22 February 2022

The RedZed Reward Altdoc loan is perfect for applicants who have held an ABN for longer than 12 months or have at least one year's tax return. This is great for self-employed customers whose unique circumstances do not suit a traditional full doc loan at this time.

Loan Purpose:	Purchase or refinance – OJO or Inv. Unlimited debt consolidation incl ATO debt. Business debts to 100% of loan amount. Cash Out (conditions apply).	Credit History:	Unlimited defaults <\$2,000 allowed. Unsecured Debt Arrears allowed. Mortgage repayments can be 7 days late within the last 6 months.
Loan Amount:	Minimum: \$ 100,000 Maximum: \$1,500,000	Application Fee:	\$ Nil
Loan Requirements:	Accountants Letter or 6 months ATO lodged BAS or 6 months business bank statements.	Legal Fees:	\$895 (1 security, 2 natural person borrowers)
Loan to Value Ratio:	80% maximum LVR including Risk Fee. (75% Max LVR for Interest Only).	Valuation Fee:	\$385 (incl GST) to \$1 million. \$770 (incl GST) \$1 - \$2 million. \$990 (incl GST) \$2 - \$3 million.
Term:	Minimum: 10 years Maximum: 30 years	Title Insurance:	Not Applicable.
Interest Rate Type:	Variable rates available. (Fixed Rates are not available).	Lenders Mortgage Insurance (LMI):	Not Applicable – Risk Fee applies instead.
Repayments:	Principal & Interest Only (OO) Principal & Interest or Interest Only (Inv) (rate loading applies to Interest Only)	Settlement Fee:	\$975
Extra Repayments:	Additional repayments may be made at any time without penalty.	Risk Fee:	Applies on all loans – can be capped up to maximum LVR available. Capitalisation of Risk Fee does not alter the original LVR for Interest Rate purposes. Refer Rates sheet.
Repayment Frequency:	Weekly, Fortnightly or Monthly. Direct Debit from nominated bank account.	Loan Splits:	Up to 2 splits allowed. \$350 Split Loan Fee.
Cash Out:	\$250k Allowed. Refer higher amounts.	Annual Fee:	\$Nil
Redraw:	Available on Variable rates only. Fee free for internet transactions.	Annual Reviews:	No annual reviews.
Locations:	Cat 1 & 2 locations are acceptable.	Monthly Fee:	\$15 per split account.
Acceptable Securities:	Standard residential property. (Vacant land is unacceptable security and construction is not available on this loan).	Transaction Fees:	Free redraw via internet banking (minimum \$50). \$25.00 manual Redraw Fee via customer service (minimum \$1,000).
Unacceptable Securities:	Vacant land is not available on this loan – please refer to Recharge Land loan. Non-Standard Security Properties are unacceptable. Construction is not available.	Discharge Fees:	\$690 per security.
ABN GST:	Min. 12 mths. GST registration where required.	Early Termination Fee:	2.0% (of original loan amount) if discharged within 3 yrs. (Company & Corporate Trustee Borrowers only.)
Points of Difference:	Companies, Family Trusts or Unit Trusts are acceptable borrowers. Rates are the same for Owner Occupied, Investment or Business Loans. Prompt processing of applications allows for quick approvals and settlements. Unlimited number of debts allowed for debt consolidation Rates and fees are subject to change without notice - refer to your Allstate manager for confirmation of current rates and fees.		

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 \$1,500,000, 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 80% 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. Access to redraw; and
5. 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 to 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 can provide financials
3. Have material adverse credit; and
4. Are seeking to borrow through a self-managed superannuation fund.
5. Require a 100% Offset account.

Description of Product including Key Attributes

1. Variable interest rate.
2. Redraw is available on a variable interest rate.
3. Minimum loan amount \$50,000.
4. Maximum loan amount \$1,500,000.
5. Maximum loan term 30 years.
6. Maximum Loan to Valuation Ratio (LVR) is 80%.
7. Risk Fee may apply.
8. Repayment options:
 - a. principal and interest for owner occupied
 - b. principal and interest and interest only for investment.
9. Repayment frequency for principal and interest repayments – weekly, fortnightly or monthly.
10. Repayment frequency for interest only – monthly.
11. Valuation fee is payable.

Note that exceptions may be made to the above on a case-by-case basis.

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