

# CABERNET FLEXIBUILD

## OO & Inv Construction Loan

### PRODUCT FACT SHEET

UPDATED: 12 August 2025



Allstate FlexiBuild loan is a full documentation home loan designed for PAYG and/or self-employed borrowers wishing to extend, renovate or build a residential property, have good incomes, have a good credit history, and a proven track record of responsibly managing their debt.

<b>Loan Purpose:</b>	Build a new home or renovate or extend an existing property which involves structural changes. Owner Occupied or Investment.	<b>Credit History:</b>	Clean credit history required.
<b>Loan Amount:</b>	Minimum: \$ 50,000 Maximum: \$3,000,000 (80% LVR incl) Maximum: \$3,000,000 (85% LVR incl LPF) Maximum: \$2,000,000 (90% LVR incl LPF) Lower loan sizes apply in Regional areas.	<b>Application Fee:</b>	\$330 (payable at settlement)
<b>Loan to Value Ratio:</b>	90% max LVR incl LPF premium - gen or non-gen savings accepted. Max 80% for Interest Only.	<b>Legal Fees:</b>	\$300 (1 security, 2 natural person borrowers). Higher fees apply for Company or Trust loans depending on the complexity of the structure.
<b>Term:</b>	Up to 30 years. Individuals, Companies, Family Trusts or Unit Trusts are acceptable. (No annual Reviews).	<b>Valuation Fee:</b>	At cost – approx. \$303 for metro securities <\$1million
<b>Interest Rate Type:</b>	Variable rates available. Fixed Rates are available after construction is completed.	<b>Title Insurance:</b>	Not applicable.
<b>Rate Loading:</b>	Not applicable during construction period.	<b>Construction Risk Fee (CRF) – [payable @ settlement]</b>	OO to 75% LVR - 0.00% [Inv: 0.50%] OO to 80% LVR - 0.00% [Inv: 0.50%] OO to 85% LVR - 2.25% [Inv: 2.75%] OO to 90% LVR - 3.50% [Inv: 4.00%] <i>Higher fees apply to Multi Dwelling Construction.</i>
<b>Repayments:</b>	Principal & Interest. Interest Only for 5 years to max 80% LVR (INV). Max Int Only portion for OO is 50% of loan amount.	<b>Monthly CRF:</b>	If construction exceeds 12 mths, a monthly CRF Fee applies = 1/12 of CRF amount.
<b>Extra Repayments:</b>	Variable: Extra repayments allowed without any penalty. Fixed Rates: Extra repayments up to \$20,000 per annum allowed without any penalty.	<b>Settlement Fee:</b>	\$Nil (Electronic lodgements fees apply (PEXA).
<b>Repayment Method &amp; Frequency:</b>	Weekly, Fortnightly or Monthly for P&I payments. Monthly payments for Interest Only.	<b>Annual Fee:</b>	\$Nil annual fee for Owner Occupied loans (80% LVR) \$395pa for loans >80% LVR \$395pa for all Investment Loans
<b>Redraw:</b>	Available on Variable rates only with no min. amount. Fee free for internet transactions. Manual redraw attracts a fee (approx. \$25).	<b>Monthly Fee:</b>	No Monthly Fees.
<b>Locations:</b>	Residential securities in categories 1 & 2.	<b>Rate Lock Fee:</b>	\$495 (if you want to lock in a fixed rate rather than accept the fixed rate after construction is completed)
<b>Acceptable Securities:</b>	Owner Occupied or Investment properties incl. duplex.	<b>Loan Splits:</b>	Up to 4 splits allowed. (No Fee)
<b>Unacceptable Securities:</b>	Vacant land and Non-Standard Security Properties including NDIS, Co-Living or multiple dwellings.	<b>Discharge Fee:</b>	\$750
<b>100% Offset:</b>	100% Offset is not available during the construction period. Available on variable and Fixed Rate loans on completion - see Points of Difference below. A fee applies if added after application lodged.	<b>Admin Fee:</b>	\$795 (Construction Admin Fee)
<b>Commencement Delay:</b>	Month 4: Update required from borrowers explaining why construction has not commenced. Month 7: The Funder may issue a Notice of Default and charge 2.0% default interest after 30 days if not rectified.	<b>Progress Payment Fees:</b>	Varies according to location & valuer - allow \$130 per progress inspection x 5 inspections as a minimum.
<b>Completion Delay:</b>	Month 11: Update required from borrowers explaining why construction has not completed. Month 12: Funder will issue Notice of Default, charge 2.0% default interest after 30 days if not rectified, may commence recovery action.	<b>Free Unlimited Transactions:</b>	Internet Banking, Phone Banking, BPay and EFTPOS, Direct Debit / Salary Crediting
<b>Points of Difference:</b>	Rates and fees are subject to change without notice - refer to your Allstate manager for confirmation of current rates and fees. 100% Offset account is fee free and optional for OO loans to 80% LVR. Multiple offset accounts are available. Rate Lock is available for Fixed Rate loans for \$749, or the Fixed Rate applicable at settlement will apply.		

Allstate Home Loans Pty Ltd

Email: [hello@allstateloans.com.au](mailto:hello@allstateloans.com.au) | Website: [www.allstatehomeloans.com.au](http://www.allstatehomeloans.com.au)

Postal: PO Box 3553, Loganholme Qld 4129

Phone 1800 101 368

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