

PURPLE RELOCATION NED (Nil End Debt) LOAN



80% Max LVR Residential (< 10ha)

UPDATED: 3 December 2025

The Purple Relocation loan is a bridging loan for residential properties where there is no End Debt (after the sale of one or more properties) within a 2 year period. This is suitable for full doc or Altdoc loans as there is no servicing requirement. It is also suitable for mature age clients or senior citizens wishing to downsize, which is an acceptable exit strategy. This can include selling the current home to move into a retirement village. A Bridging loan must include a purchase.

Description:	A short term loan to purchase or build a property, prior to the sale of their existing property.	Application Fee:	1.40% of total loan amount (for loans to \$3.0m) payable at settlement.
Loan Amount: Residential:	Min: \$100,000 Max: \$3,000,000 (80% LVR) Min: \$3.0m Max: \$5,000,000 (75% LVR)	Valuation Fees (2):	At Cost for all security properties.
Commercial:	Min: \$100,000 Max: \$ 3,000,000 (75% LVR) Min: \$3.0m Max: \$10,000,000 (65% LVR)	Legal Fees:	\$880 - Individual borrowers. Allow min \$2,000 +GST for Company / Trusts. Fees vary depending on legal entity/ complexity.
Loan to Value Ratio:	80% maximum LVR including interest prepayment for 1 year.	Processing Fee:	\$499 (payable at settlement).
Term:	2 years	Settlement Fee:	\$120 plus outlays
Repayment type:	Interest Only for 1 year in advance. Nil repayments during the Relocation period. Borrower to provide funds for interest in Year 2 from their own resources if required. Unearned interest is refunded to the client.	Title Insurance:	At Cost (approx. \$238)
Credit History:	Can consider defaults on a case-by-case basis	Discharge Fees:	Allow Coded - \$490 per discharge Non-Coded - \$1,350 per discharge These are estimates only and may vary depending on the loan. There may be multiple discharges at different times depending on the number of securities.
Debt Consolidation:	Allowed within maximum LVR.	Risk Fee:	Nil
Loan Type:	Altdoc or Full Doc allowed.	Interest Rate >\$2m:	Available on Request.
Purpose:	Personal, construction, business or Investment.	Monthly Fee:	\$15 per month (per split)
Locations:	All locations considered.	Early Repayment Fee:	Nil during Relocation Period.
Acceptable Securities:	Residential or Commercial (non-specialized)	Redraw:	Not Available
Servicing:	An interest budget is included in the approved loan amount that will cover repayments in full for the first 12 months of the loan. The applicants need to fund the interest prepayment if the term extends into the second (2 nd) year.	Upfront Commission:	Paid on the Peak Debt (no clawback).
Relocation Loan with Residual Debt:	Relocation Loan with End Debt is available - different rules apply as servicing must be evident.	Trail Commission:	Not Applicable
Points of Difference:	Can be used to build a new property and avoid having to sell and rent during the construction period. This loan gives clients more time to settle into a new property (without having to rent), the opportunity to renovate if required and the ability to sell the existing property as vacant possession – which can reduce a lot of stress. Upfront commission is paid on the Peak Debt - there is no clawback on this loan. Can include acreage securities (subject to approval) and will be priced accordingly.		

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