

PURPLE COMMERCIAL Full Doc LOAN



75% MAX LVR

UPDATED: 18 January 2024

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:	2 recent payslips and employment letter or contract (PAYG) 2 years tax returns (personal & business); 2 years Notice of Assessments (NOA).	Credit History:	Can consider some adverse history, including life events.
Loan Amount:	Minimum: \$ 100,000 Maximum: \$3,000,000 (75% LVR) Maximum: \$5,000,000 – Max (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 \$3 million. 70% maximum LVR to \$5 million [Max].	Valuation Fee:	At Cost – quote required.
Term:	Up to 30 years.	Processing Fee:	n/a.
Interest Rate Type:	Variable Only.	Title Insurance:	Minimum \$354.75 for loans <\$500,000.
Repayments:	<ul style="list-style-type: none"> Principal & Interest Interest Only up to 5 years 	Application Fee:	1.50% of total loan amount (excl. GST) for loans to \$3.0m, payable at settlement.
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.

Allstate Home Loans Pty Ltd

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