

# PURPLE NON RESIDENT

## Full Doc Residential Loan



### 75% MAX LVR

UPDATED: 15 September 2025

The Purple Non-Resident Full doc loan is perfect for applicants who are PAYE employees or are self-employed with at least two years tax returns and are currently living and working overseas. They can purchase or refinance established property or build with this loan.

Loan Purpose:	Purchase, refinance or single build construction.	Application Fee:	1.65% of the loan amount payable at settlement. Rate loading applies to loans >\$3.0m.
Loan Amount:	Minimum: \$ 100,000 Maximum: \$3,000,000 (75% LVR) Maximum: \$5,000,000 (75% LVR)	Legal Fees:	From \$880 – Individual borrowers Allow min \$2,000 +GST for Company / Trusts as this varies with complexity.
Loan Requirements:	2 years full financials* & 6 months statements* showing business income (self-employed)  3 latest payslips* (employees) Employment letter* 3 months bank statements* * Must be translated to English by NAATI (National Accreditation Authority for Translators and Interpreters)	Valuation Fee:	Quote as required.
Loan to Value Ratio (LVR):	75% maximum LVR. 70% maximum LVR for Inner-City Apartments.	Additional Requirements:	Evidence of deposit held in an Australian bank Satisfactory Customer Identification Check If refinancing, 6 months recent statements. Copy of credit report from their country. Evidence of funds to complete transaction held in an Australian bank in the name of applicant/s. Appointment of an agent (not broker). FIRB Approval.
Term:	Minimum: 10 years Maximum: 30 years	Title Insurance:	\$145 Loans to \$600k; \$260 if >\$600k
Interest Rate Type:	Variable rates only (Fixed Rates are not available) 1.0% loading applies to non-residents.	Lenders Mortgage Insurance (LMI):	Not Applicable.
Repayments:	Principal & Interest Only.	Settlement Fee:	\$250 (Allow extra for \$130 PEXA)
Extra Repayments:	Additional repayments may be made at any time without penalty.	Risk Fee:	Not Applicable
Repayment Frequency:	Weekly, Fortnightly or Monthly. Direct Debit from nominated bank account.	Loan Splits:	\$15pm per split – no setup fee.
Cash Out:	Not available.	Annual Fee:	\$ Nil (No annual reviews.)
Redraw:	Not available.	Monthly Fee:	\$15 per split account.
Locations:	Cat 1 locations only to 75% LVR.	Processing Fee:	\$499 (payable at settlement).
Acceptable Securities:	Standard residential property including low & medium density units.	Discharge Fees:	\$490 Code loan + funder's legal costs. \$1350 Non-Code + funder's legal costs.
Unacceptable Countries:	No country restrictions outside those designated as no trade or sanctioned by the Australian government.	Early Termination Fee:	2.0% ETF of original loan balance applies to Company /Trust borrowers if the loan discharges in the first three (3) years.
IMPORTANT NOTICE:	Rates and fees are subject to change without notice. Conditions Apply. All fees include GST. Please refer to your Allstate Manager for confirmation of current rates and fees.		
Points of Difference:	90% of foreign income is used for servicing. Clean credit history required. FIFO clients working in Papua New Guinea (PNG) earning Kina are eligible for Non-Resident loan (not Xpat). Commercial loans are also available to 70% LVR – different rates and fees apply. Construction for a single-built residential property is available on this facility.		

**Allstate Home Loans Pty Ltd**

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<b>SUMMARY:</b>	
General Description:	A loan for International borrowers looking to invest in Australian real-estate with Foreign Investment Review Board approval ("FIRB")
Purpose:	Purchase and refinance only. Cash out not available.
Income Verification:	Full Doc verification accepted. All borrowers are to be located in an acceptable country.
Acceptable Security:	Residential (including single build construction) and Commercial property.
Maximum Loan Size:	\$15,000,000
Maximum LVR:	75% up to \$5.0m 70% up to \$15.0m (High Rise or Inner-City Apartment 60%) (Commercial 75%)
Application Fee:	2.75% of the loan amount (which includes 1.00% Non-Resident Premium)
Loan Term:	Up to 30 years (Construction is 1 Year Interest Only + 29 years P&I)
Repayment Type:	Principal & Interest Only
Additional Repayments:	Yes
Redraw Available:	No
Serviceability:	<p>Evidence of serviceability will be provided by obtaining a combination of the following:</p> <p><b>PAYG</b></p> <ul style="list-style-type: none"> <li>• 3 latest payslips translated into English by NAATI*</li> <li>• 3 months bank statements translated into English by NAATI*</li> <li>• Employment letter translated into English by NAATI*</li> <li>• XE currency conversion to be completed and provided with submission</li> </ul> <p><b>Self employed</b></p> <ul style="list-style-type: none"> <li>• 2 years financials translated into English by NAATI* and</li> <li>• 6 months statements showing business income to be translated into English by NAATI*</li> <li>• XE currency conversion to be completed and provided with submission</li> </ul> <p>* Please note all income documents provided are to be translated into English by NAATI (National Accreditation Authority for Translators and Interpreters).</p> <p><b>Serviceability calculation method:</b></p> <p>90% of foreign income used for serviceability calculation as well as Net Surplus Income Calculator. 2% sensitivity buffer applied to applicable interest rate.</p>
Additional Requirements:	<ul style="list-style-type: none"> <li>• FIRB Approval is required.</li> <li>• Evidence of deposit held in an Australian bank</li> <li>• Appointment of an agent (not broker) • Satisfactory Customer Identification Check</li> <li>• If refinancing, 6 months recent statements</li> <li>• Copy of their credit report from their country</li> <li>• Evidence of funds to complete transaction held in an Australian bank in the name of applicant.</li> </ul>
Disclaimer:	<i>This document does not constitute financial advice and should not be relied upon as such. It is only intended to provide a summary and general overview on matters of interest and it is not intended to be comprehensive. You should seek financial or other professional advice before acting or relying on any of the content.</i>