



Fixed Rate Construction Home Loan Special – Owner Occupied

Pricing				Product overview	
Rate to Borrower (Loan size <=\$2.0m)		Terms		Maximum loan amount	Single Security \$1,500,000 (≤ 90% LVR) Maximum borrower exposure \$4,000,000
LVR	3 year		5 year	Interest Rate Loading during Construction	Nil rate loading during construction (hence CRF – Construction Risk Fee)
>00% - 85% <i>Comparison Rate</i>	7.39%pa (7.93%)	P&I	7.39%pa (7.98%)	Loan to Value Ratio	Up to 90% (inclusive)
>85% -90% <i>Comparison Rate</i>	7.39%pa (7.93%)	P&I	7.39%pa (7.98%)	Start date of construction	Construction must start within 6 months from settlement date and be completed within 15 months
Fees & Charges				Loan term	30 years
Application fee	Nil			Loan options	Interest Only during construction phase (min 12 months) Max I/O period - 60 months
Valuation fee	At cost			Credit history	Clear credit history
Construction risk fee	LVR ≤ 85% - 2.00%, LVR ≤ 90% - 3.00%			Repayments	Principal and Interest & Interest Only
Risk Fee if incomplete after 12 months:	Risk fee covers the first 12 months of construction then fee continues monthly at a value of 1/12 of the risk fee			Cash out	Nil
Annual facility fee	\$295 Annual Fee			Offset account	100% offset account available after final draw down
Construction administration fee	\$750			Acceptable securities	As per Lending Policy
Progress payment inspection fee	At cost			Split loans	Available. Split your loan into more than one portion
Fixed rate lock fee	\$495 (Validity-90 days, non- refundable & form required on application submission)			Credit increase	Available. Fees apply
Account variation fee	\$250			Redraw	Available after final draw down
Facility variation fee	\$450			Repayment frequency	I/O repayments - Monthly only P&I repayments - weekly, fortnightly and monthly.
Discharge fee	\$795 plus 3rd party costs			Voluntary Repayments	up to \$20,000 per annum without penalty
Break costs	Applicable as standard			Visa Debit card	Available after final draw down
Solicitor documentation fee	At cost				
Transaction fees	Free unlimited transactions - Internet Banking, Phone Banking, BPay, Direct Debit / salary crediting, EFTPOS				

Terms and conditions & lending criteria applies. Full details of terms and conditions available upon application. This is a guide only and subject to change at any time without notice.

Allstate Home Loans Pty Ltd

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