

# Navy Prime INV Full Doc Residential Loan



## 90% MAX LVR (Incl LMI)

UPDATED: 23 April 2024

Allstate Navy Prime Investment Home Loan is a full documentation home loan tailored to suit the needs of PAYG and/or self-employed borrowers with clean credit and one (1) or two (2) years tax returns. This loan is for individuals who are investors only.

Loan Purpose:	Purchase, refinance, debt consolidation, equity release, cash out for <b>investors only</b> .		Credit History:	Clean Credit required. To 80% LVR: Max 2 defaults (Telco / Utility) <\$1,000 each allowed if paid at /by settlement. >80%: Max. 2 Paid defaults totalling \$1,000
Loan Amount: Minimum Loan: Maximum Loan:	<b>METRO</b>	<b>NON-METRO</b>	Application Fee:	\$330
	\$ 50,000 \$2,000,000 70% LVR \$1,500,000 80% LVR \$1,000,000 90% LVR	\$50,000 \$1,000,000 70% LVR \$1,000,000 80% LVR \$ 750,000 90% LVR	Legal Fees:	\$395 – Individual borrowers. (Standard Inclusions: Documentation, Review CoS, Settlement)
Loan Requirements:	1 Year Tax Return (2 Yr ABN  1 Yr GST) no extra BAS required or 2 yrs personal and business ITR's, 2 recent payslips.		Valuation Fee:	At cost – from \$330 for metro securities.
Loan to Value Ratio:	95% maximum LVR. Non-gen savings accepted.		Lenders Mortgage Insurance (LMI):	Not Applicable to 80% LVR.
ABN   GST:	2 Year ABN & 1 Year GST		Settlement Fee:	\$250 plus disbursements, including Electronic lodgements (PEXA). Varies with circumstances.
Term:	Up to 30 years.		Title Insurance:	Not Applicable.
Interest Rate Type:	Variable or Fixed Rates available.		Risk Fee:	Not Applicable.
Repayments:	Principal & Interest or Interest Only. Int Only can be considered up to 5 years (rate loading applies).		Monthly Fee:	\$Nil.
Extra Repayments:	Additional repayments may be made at any time without penalty.		Annual Fee:	\$395.
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly options.		Annual Reviews:	No annual reviews.
			Offset Account:	Optional – 0.10% rate loading applies Variable rates Only).
Cash Out:	Unlimited to 80% LVR with reasonable justification.		Early Repayment Fee (ERF):	No ERF on Residential Loans in company name.
Redraw:	Available on Variable rates.		Discharge Fee:	\$895
Locations:	Residential securities in categories 1 & 2. Non-Metro must have >20,000 population.		Processing Fee:	Not Applicable.
Acceptable Securities:	Investment properties only.		Rate Loading:	Waived.
Construction:	Not Available		Unacceptable Securities:	Owner Occupied or Non-Standard Security Properties.
IMPORTANT:	Rates and fees are subject to change without notice. Please refer to your Allstate representative for confirmation of the current rates and fees. * Conditions Apply. All fees include GST.			
Points of Difference:	Clean credit history required – no arrears or defaults. Will accept Visas with a minimum of 12 months to run. One Year Tax Returns acceptable.			

Primary Borrower

Your Reference

Date

Product

Prime

Options Altdoc

Xpat

## Application Details

Loan Application with privacy consent form (fully completed, signed & dated)

Cover sheet

Credit Note

Serviceability Worksheet

Equifax Reports for each individual, company, trust & other related entities

(Note: recent enquiries must be addressed in Credit Note)

Valuation (attached/ordered)

Evidence of funds to complete (if applicable)

### For Each Individual Applicants

KYC & VOI Identification Form

Certified Identification documents attached:

- Passport
- Drivers Licence/Government issued Photo Card
- Marriage/change of name certificate

### Additional Required for Expatriate/Foreign Applicants

Foreign Credit Report

VEVO search

PEP Check

Visa (>12 months remaining) (Expat only)

## Loan Purpose — Supporting Documents

### For New Purchase

Full copy of Contract of Sale

Stat dec for Deposit Gifts (if applicable)

### For Refinance or Debt Consolidation

6 months loan statements

Current rates notice for the security

### Equity Release

Current title search

Evidence of use of funds

Current rates notice for the security

### For Construction

Fixed price building contract

Progress payment schedule

Construction plans and specifications

## Proof of Income

### Self-employed

#### Full Doc

ABN search

2 years company financials\*

2 years personal tax returns with NoA\*

\*NOTE: Only 1 year required if credit score  $\geq 700$  &

ABN registration  $\geq 4$  years

#### Alt Doc

ABN search must be completed

Self-employed Income Declaration Form

ONE of the following:

- Accountant's Letter confirming income
- 12 months BAS statements from ATO Portal
- 12 months business bank statements

#### Additional required for Foreign Company

6 months personal bank account statements

Business/company register checks

Web presence

### PAYG

2 of 3 most recent consecutive payslips

ONE of the following (applicable if Credit Score <600, NSI <\$500 or DTI > 6):

- 3 months bank statement showing salary credit
- 2 years ATO Income statement (via MyGov)

Employment verification

- Obtain employer's contact details through an independent source
- ABN or ASIC search
- Verbal employment checks confirming role, income & length of employment

#### Additional required for Foreign PAYG

Employer letter or employment agreement

### Other Income/Savings

Evidence of additional income

Irregular/casual: Evidence of 12 months income