

Navy ndis Commercial Loan

Altdoc or Full Documentation



PRODUCT FACT SHEET

UPDATED: 24 April 2025

Allstate Navy ndis Commercial loan is a full documentation or Altdoc loan designed for PAYG and/or self-employed borrowers wishing to purchase or refinance an existing NDIS property.

Loan Purpose:	Purchase, refinance, debt consolidation, equity release or Cash Out on an NDIS established property (with SDA agreement in place). Investment NDIS properties MUST be min. 50% tenanted.	Credit History:	Clean credit history required. Max 2 defaults (Telco / Utility) <\$1,000 each allowed if paid or cleared at settlement.
Loan Amount:	Minimum: \$ 100,000 Maximum: \$3,000,000 [65% LVR] Established property only.	Application Fee:	\$550 (payable at settlement)
Loan to Value Ratio:	65% LVR of NDIS uplift but not >100% of Alternate Use Value. <u>Example:</u> Purchase Price: \$3,100,000 (Excl GST) NDIS Valuation = \$3,000,000 Alternate Use = \$2,400,000 Maximum Loan = \$1,950,000 [65% LVR]	Legal Fees:	Allow min \$1,500 plus Searches for standard Company/Trust structure with 2 Guarantors.
Term:	3 yrs - 30 years Max. Individuals, Companies, Family Trusts or Unit Trusts are acceptable. No annual reviews.	Valuation Fee:	Commercial valuation at cost – approx. \$3,300 - \$3,500 depending on plans (allow min. 2 weeks for val). Must include Alternate Use value. Restricted list of panel valuers [4] applies to NDIS securities.
Interest Rate Type:	Variable rates or Fixed rates available. Interest Only is available. Rate Loading WAIVED until 30June 2025	Title Insurance:	Not applicable.
Repayments:	Principal & Interest Only. (Interest Only for maximum 5 years).	Lender Protection Fee [LPF]:	Not applicable.
Extra Repayments:	Variable: Extra repayments allowed without any penalty.	Settlement Fee:	\$ 250 Settlement Fee plus disbursements.
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly.	Annual Fee:	\$395 pa for all loans payable at settlement and annually on the settlement anniversary.
Cash Out:	Max 65% LVR – No evidence required to \$500,000.	Monthly Fee:	No Monthly Fees.
Redraw:	Available on Variable rates only.	Loan Splits:	Up to 4 splits allowed.
100% Offset:	Not available on commercial loans.	Discharge Fee:	\$1,295
Alternate Use:	Alternate Use figure is required for every valuation which may be 25%-35% lower than the NDIS Uplift valuation. The lower of 65% of Uplift value or 100% of the Alternate Use figure will be used for commercial securities.		
Acceptable Securities:	Established NDIS properties in Metro or Non-Metro locations (Cat 1 & 2). SDA Agreement must be in place. Note: A building with 3 or more lockable single units is COMMERCIAL security (unlimited units). 1.3x ICR for commercial.		
Unacceptable Securities:	Vacant land, NDIS Construction Loans , Non-Standard Security Properties. Postcode restrictions apply.		
Points of Difference:	Rates and fees are subject to change without notice - refer to your State Manager for confirmation of current rates and fees. Altdoc loans available with 0.50% Rate Loading - (<i>No rate loading for NDIS</i>). NDIS rental income <u>must be verified</u> . SDA Agreement must be in place for the security to be acceptable and Investment properties must be at least 50% tenanted. No Fixed & Floating Charges [PPSR] over business assets for loans less than \$3.0 million. SDA properties (Specialist Disability Accommodation) and SIL (Supported Independent Living) considered (SIL can be OO).		
Early Repayment Fee [ERF]:	Applies to Non-Regulated loans (usually commercial): 3 mths Interest penalty applies if the loan is discharged before the minimum term period (6 months)		

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