

# Navy Prime INV Promo Full Doc Residential Loan



## 80% MAX LVR

UPDATED: 26 May 2025

Allstate Navy Prime Investment Promo Home Loan is a full documentation promotional home loan tailored to suit the needs of PAYG and/or self-employed borrowers with clean credit and one or two 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 &amp; Non-Metro</b> \$ 100,000 \$2,000,000 70% LVR \$1,750,000 80% LVR	Application Fee:	\$330 Individuals [\$550 Companies]
		Valuation Fee:	At cost – from \$330 for metro securities.
		Title Insurance:	Not Applicable.
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.	Legal Fees:	\$395 – Individual borrowers. (Standard Inclusions: Documentation, Review CoS, Settlement)
Loan to Value Ratio:	80% maximum LVR. Non-gen savings accepted.	Lenders Mortgage Insurance (LMI):	Not Applicable to 80% LVR.
ABN   GST:	2 Year ABN & 1 Year GST	Risk Fee:	Not Applicable.
Term:	Up to 30 years.	Settlement Fee:	\$250 plus disbursements, including Electronic lodgements (PEXA). Varies with circumstances.
Interest Rate Type:	Variable or Fixed Rates available.	Monthly Fee:	\$Nil.
Repayments:	Principal & Interest or Interest Only. Int Only can be considered up to 5 years (rate loading applies).	Annual Fee:	\$395.
Extra Repayments:	Additional repayments may be made at any time without penalty.	Annual Reviews:	No annual reviews.
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly options.	Offset Account:	Optional – Free on Prime Full Doc Loans (Variable rates Only). Multiple Offsets available - (1 per split).
Locations:	Residential securities in categories 1 & 2. Non-Metro must have >20,000 population.	Early Repayment Fee (ERF):	3 months Interest ERF applies if the loan is discharged in less than 3 years – UNREGULATED loans only.
Cash Out:	Unlimited to 80% LVR with reasonable justification.	Discharge Fee:	\$895
Redraw:	Available on Variable rates.	Processing Fee:	Not Applicable
Acceptable Securities:	Investment properties only.	Rate Loading:	Waived.
Unacceptable Securities:	Owner Occupied or Non-Standard Security Properties. No construction.	Loan Splits:	4 splits allowed.
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. <b>No Interest Only rate loading - WAIVED until 30 June 2025.</b>		

Allstate Home Loans Pty Ltd

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Phone 1800 101 368

Primary Borrower

Your Reference

Date

Product

Prime

Options Altdoc

Xpat

## Application Details

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

Cover sheet

Credit Note

Serviceability Worksheet

Equifax Reports for each individual, company, trust &amp; 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 &amp; 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 (&gt;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 &lt;600, NSI &lt;\$500 or DTI &gt; 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