

CABERNET Co-Living Construction 65% PRODUCT FACT SHEET



UPDATED: 15 September 2025

Allstate Co-Living Construction loan is a full documentation commercial loan designed for PAYG and/or self-employed borrowers wishing to build a residential property, which is Co-Living or Shared Living (with communal kitchen).

Loan Purpose:	Build a new dwelling or renovate or extend an existing property which involves structural changes. Cash out or Equity Release are Not Available.	Credit History:	Clean credit history required.
Loan Amount:	Minimum: \$ 50,000 Maximum: \$3,000,000 (80% LVR incl CRF)	Application Fee:	\$990 (payable at settlement)
Loan to Value Ratio:	65% max LVR incl CRF premium - non-gen savings accepted. Max 80% for Interest Only.	Legal Fees:	Fees vary depending on the complexity of the structure which usually includes Companies, Trusts and Guarantees – circa \$2,500 to \$3,500.
Term:	Up to 30 years. Individuals, Companies, Family Trusts or Unit Trusts are acceptable. (No annual Reviews).	Valuation Fee:	Every Co-Living loan requires a commercial long form valuation – quotes will be provided.
Interest Rate Loading:	Not Applicable to 80% LVR. No rate loading during construction.	Title Insurance:	Not applicable.
Interest Rate Type:	Variable rates available. Fixed Rates are available after construction is completed.	Construction Risk Fee (CRF)	1.50% to 80% LVR
Repayments:	Principal & Interest. Interest Only for 1 year + 29 years Max.	Settlement Fee:	\$ Nil Settlement Fee. Electronic lodgements fees apply (PEXA).
Extra Repayments:	Variable: Extra repayments allowed without any penalty. Fixed Rates: Extra repayments up to \$20,000 per annum allowed without any penalty.	Annual Fee:	\$395pa for all Investment Loans
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly for P&I payments. Monthly payments for Interest Only.	Monthly Fee:	No Monthly Fees.
Cash Out:	Not Applicable for Co-Living / Rooming.	Rate Lock Fee:	\$495 (only if you want to lock in a fixed rate rather than accept the fixed rate after construction is completed)
Redraw:	Not Available for Co-Living / Rooming.	Loan Splits:	Up to 4 splits allowed on completion. (No Fee)
Locations:	Co-Living [Rooming] securities in Selected City locations only – Refer list below.	Discharge Fee:	\$795
Acceptable Securities:	Co-Living (max 12 rooms), 2 dwellings on one title considered.	Admin Fee:	\$750 Construction Admin Fee.
Unacceptable Securities:	Vacant land and Non-Standard Security Properties. 2+ dwellings on one title, or shared wall securities.	Progress Payment Fees:	Allow \$600 per progress inspection by Quantity Surveyor. 2 inspections as a minimum.
Acceptable City Locations:	SRA properties must be within 30kms radius of the following capital cities (Adelaide, Brisbane, Melbourne, Perth, Sydney) or Within 15kms radius of the following cities (Canberra, Darwin, Geelong, Gold Coast (Tweed Heads, Coolangatta, Surfers Paradise, Southport), Liverpool, Newcastle, Maroochydore, Parramatta, Penrith, Wollongong).	Fee for Service:	Not available.
Additional Requirements:	An accountant's letter confirming applicant's net asset position of \$2.5m or that at least one applicant earns \$250k gross income pa or Independent Financial Advice plus Due Diligence Report.	Free Unlimited Transactions:	Internet Banking, Phone Banking BPay and EFTPOS, Direct Debit / Salary Crediting
100% Offset:	100% Offset is not available during the construction period. Available on variable and Fixed Rate loans on completion - see Points of Difference below. A fee applies if added after application lodged.		
Points of Difference:	Rates and fees are subject to change without notice - refer to your Allstate manager for confirmation of current rates and fees. 100% Offset account is fee free and optional. Multiple offset accounts are available. Note: Co-Living properties are not acceptable for SMSF loans. Rate Lock is available for Fixed Rate loans for \$749, or the Fixed Rate applicable at settlement will apply.		

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