

Platinum Xpat (PAYE) Full Doc Residential Loan



80% MAX LVR

UPDATED: 10 July 2025

The Platinum Xpat Full doc prime loan is perfect for applicants who are **PAYE** employees only and are currently living and working overseas. They can purchase, refinance, obtain equity release or cash out with this loan.

Loan Purpose:	Purchase or refinance including Equity Release, Cash Out to \$500k, OO or INV.	Application Fee:	\$500 payable at settlement.
Loan Amount: Cat 1 & 2 Cat 1 & 2 Cat 3 & 4	Min: \$ 150,000 Max: \$2,000,000 - 80% [Cat 1] Max: \$1,500,000 - 60% [Cat 2] Max: \$1,200,000 - 80% [Cat 2] Max. \$ 500,000 - 70% [Cat 3 & 4] Max. \$ 400,000 - 60% [Cat 3 & 4]	Valuation Fee:	At cost – from \$305 (metro securities)
Loan Requirements:	2 latest payslips or Employment Letter (Not >60 days old at conditional approval) AND last financial year PAYG statement. YTD statement from the tax portal can be used if employment started this financial year.	Legal Fees:	At cost. Includes disbursements, search fees and registration fees.
Loan Term:	Up to 30 years (Max 5 Years Int Only)	Risk Fee: Option #1	No Risk Fee – Clawback applies for 18 mths.
Maximum LVR: (Loan to Value Ratio)	80% LVR – Units >50 sqm living area. 70% LVR – Units <50 sqm living area.	Risk Fee: Option #2	1.0% Risk Fee paid @ settlement – No Clawback.
Cash Out:	Available to \$500,000 with stated purpose and detailed information.	Annual Fee:	\$395 payable at settlement and on annual settlement anniversary thereafter.
Interest Rate Type:	Variable rates available.	Fee Waiver Option:	Rate loading of 0.10% waives the annual fee.
Redraw:	Available on Variable rates only.	Settlement Fee:	\$150 (payable at settlement).
Repayments:	Principal & Interest. Interest Only can be considered up to 5 years (rate loading applies).	Discharge Fee:	\$795
Extra Repayments:	Additional repayments may be made at any time without penalty on variable rate loans.	Fees that are Not Applicable:	Lenders Mortgage Insurance [LMI] - n/a Early Repayment Fee [ERF] - n/a Establishment Fee [\$ Nil] Title Insurance n/a Monthly Fees [\$ Nil]
Repayment Frequency:	Weekly, Fortnightly or Monthly. Direct Debit from nominated bank account.	100% Offset:	Free Offset account (multiple offsets are n/a).
Locations:	Cat 1,2,3, 4 locations available.	Annual Reviews:	No annual reviews – Set & Forget facility.
Securities:	Acceptable securities include standard residential property including low & medium density units – No minimum size.	Rate Loadings:	0.30% Rate Loading - Loans >\$1,000,000 0.20% Rate Loading - Companies/Trusts. 0.50% Loading – Temporary Residents / Visas 0.20% Rate Loading – Overseas Income 0.10% Rate Loading – Annual Fee Waiver
Acceptable Countries: This list is subject to change at any time without notice.	Brazil, Brunei, Canada, China, Fiji, France, Germany, Hong Kong, India, Indonesia, Japan, Macau, Malaysia, Mexico, New Zealand, Papua New Guinea, Philippines, Qatar, Saudi Arabia, Singapore, South Africa, South Korea, Switzerland, Taiwan, United Kingdom (England, Scotland, Wales, Northern Ireland), United Arab Emirates, United States of America, Vietnam and other countries not specified above excluding sanctioned countries as determined by DFAT (the DFAT sanctioned regime list can be found at www.dfat.gov.au/international-relations/security/sanctions/sanctions-regimes)	Loan Splits:	Up to 4 splits allowed.
Additional Requirements:	Evidence of deposit held in an Australian bank Satisfactory Customer Identification Check If refinancing, 6 mths recent statements Evidence of funds to complete transaction held in an Australian bank in the name of applicant/s Power of Attorney in Australia is required Nominated person in Australia required - can be the broker.		
Points of Difference:	Self-employed allowed on Platinum Alternate Altdoc product Cash out allowed to \$500k with stated purpose and evidence. 90% of NET Foreign Income used for servicing (not Aussie tax rates) No overseas credit reports required For Refinances, no statements required if confirmed by CCR – use last 3 months statements on debts being refinanced (max 45 days old at approval). Equity Release allowed for property purchases or improvements to property in Australia.		
IMPORTANT :	Rates and fees are subject to change without notice. Conditions Apply. All fees include GST. *All documents must be translated to English by NAAATI (National Accreditation Authority for Translators and Interpreters). Identification and signing of mortgage documents must happen on Australian soil (e.g. Australian Consulate).		

Allstate Home Loans Pty Ltd

Phone 1800 101 368

Email: hello@allstatehome.com.au | Website: www.allstatehome.com.au

Postal: PO Box 3553, Loganholme Qld 4129

Australian Credit Licence: 384512 | ABN: 86 010 377 018

Expat Full Doc (PAYG Only) Checklist

Applicants Name: Date:

A	REQUIRED FOR ALL EXPAT FULL DOC APPLICATIONS	Y / N / N/A
A1	Fully completed Loan Application and Identification (VOI)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
A2	Servicing Calculator	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
A3	Exit Strategy if applicant is 55 years of age or over for Owner Occupied	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
A4	Permanent Resident Visa allowing ongoing occupancy (Not Applicable for Citizens) Mortgage Manager documents <ul style="list-style-type: none"> • Loan Application Cover Sheet • Loan Summary Notes • Equifax Fraud Check (If available) • Comprehensive Credit Report (CCR) for all individuals • Equifax Company/Business Enquiry (all current Directorships) • Valuation report listing as an interested party • Review and confirm borrowers Reside and Income sourced from Approved countries • English translation of foreign language documents (Foreign Income) 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
B	PURCHASE	Y / N / N/A
B1	Contract of Sale – including deposit receipt	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
B2	Funds to complete (savings statement) no older than 45 days at conditional approval	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
C	REFINANCE	Y / N / N/A
C1	No statements required if it can be confirmed by CCR, if CCR cannot be obtained, use last 3 month's statements for all debt(s) being refinanced not older than 45 days at conditional approval	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
C2	Council Rates notice on security property	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
C3	Cash out >100k – 1 month's Bank Statements showing Salary Credits OR 1 month's personal Bank statement for Self-Employed not older than 45 days at conditional approval	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
D	PAYG	Y / N / N/A
D1	Australian Income; (2 pay slips Or Letter from employer not older than 60 days at conditional approval OR Employment Contract) AND last financial year PAYG statement. If employment started this financial year, the YTD statement from the tax portal Foreign Income; (2 pay slips OR Letter from employer not older than 60 days at conditional approval OR Employment Contract) AND 6 months statements showing salary credits not older than 45 days at conditional approval Mortgage Manager documents <ul style="list-style-type: none"> • ABN Search for the employer • Numbeo Snapshot to validate the % difference • XE.com currency conversion calc of income used • Vevo Search to validate (NA for Citizens) 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
E	SELF-EMPLOYED	Y / N / N/A
E1	NA – PAYG product only	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
F	RENT	Y / N / N/A
F1	Residential - Latest Rental Statement OR if vacant Real Estate Rental appraisal letter not older than 45 days at conditional approval	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
F2	Overseas rental income - Latest Rental Statement or if vacant Real Estate Rental appraisal letter not older than 45 days at conditional approval	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>