

Purple ndis Residential Loan

Altdoc or Full Documentation – Max 75% LVR

PRODUCT FACT SHEET

UPDATED: 15 September 2025



Allstate Purple ndis Residential Investment Loan is specifically for established NDIS securities using a Commercial Long Form valuation but not NDIS income – standard market rental is used as per the valuation with standard market valuation (with cost allowance to revert back to standard home).

Loan Purpose:	Purchase, refinance, debt consolidation, ATO debt, equity release or Cash Out on an NDIS established property (OO or Inv).	Credit History:	Clean Credit required. Max 2 defaults with combined value <\$500 allowed.
Loan Amount:	Minimum: \$ 100,000 Maximum: \$3,000,000 [75% LVR] Established property only.	Application Fee:	1.40% of loan amount - Payable at settlement.
Loan to Value Ratio:	75% LVR of Alternate Use Value – See Example: Purchase Price: \$1,000,000 NDIS Valuation = \$ 980,000 Alternate Use = \$ 700,000 Maximum Loan = \$ 525,000 [75% LVR – location dependant]	Legal Fees:	Allow min \$2,000 +GST for Company / Trusts.
Term:	30 years Max. Individuals, Companies, Family Trusts or Unit Trusts are acceptable. No annual reviews.	Valuation Fee:	Commercial valuation at cost – approx. \$3,500 - \$3,500 depending on plans (allow min. 2 weeks for val). Must include Alternate Use value.
Interest Rate Type:	Variable rates. Interest Only is available & attracts a 0.40% Rate Loading.	Title Insurance:	Approx. \$145 Loans to \$600k; \$260 if >\$600k
Repayments:	Principal & Interest Only. (Interest Only for maximum 5 years).	Processing Fee:	\$499 (payable at settlement).
Extra Repayments:	Variable: Extra repayments allowed without any penalty to maximum \$10,000 per month.	Settlement Fee:	From \$300 Settlement Fee plus disbursements.
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly.	Annual Fee:	Not Applicable.
Cash Out:	Max 75% LVR of alternate use.	Monthly Fee:	\$15pm per split account.
Redraw:	Available on Variable rates only.	Loan Splits:	Unlimited splits allowed.
100% Offset:	Not available.	Discharge Fee:	\$ 490 Code loan + funder's legal costs. \$1350 Non-Code + funder's legal costs. \$ 299 Priority Discharge Fee (30 days or less) \$ 300 Electronic File Fee \$ 290 Title Release Fee
Early Repayment Fee (ERF):	Regulated Loan: \$765 if loan repaid in the first 5 years. Non-Regulated Loan: 3 months interest if loan repaid in first 5 years. ERF applies to principal reductions >\$10,000 pm.	ERF Waiver Fee:	ERF can be avoided with a rate loading of 0.25% paid at settlement.
Alternate Use:	Alternate Use figure is required for every valuation which may be 25%-35% lower than the NDIS Uplift valuation. Maximum of 75% of the Alternate Use figure will be used for residential securities using Market Rental (not ndis income).	ERF:	Please refer to item below re Early Repayment Fees.
Acceptable Securities:	Established NDIS properties in Metro or Non-Metro locations (Cat 1 & 2). Vacant possession is allowed (ndis income not used). House or units (units must have a bathroom with each bedroom) are valued as a standard home. Alternate Use may be reduced by the cost of the work to return the property to a standard home (assume \$20k - \$50k) before Max. LVR applied.		
Unacceptable Securities:	Vacant land, Non-Standard Security Properties.		
Points of Difference:	Rates and fees are subject to change without notice - refer to your State Manager for confirmation of current rates and fees. SDA properties (Specialist Disability Accommodation) and SIL (Supported Independent Living) considered (SIL can be OO). Construction is available (different product) No Risk Fees or Lender Protection Fees. Vacant possession is rarely available for an NDIS security, as there can be time delays in getting tenants especially after a new property has just been completed – vacant possession is allowed. No postcode restrictions in Cat 1 & 2 locations.		

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