

OCEAN Diamond 85 Resi Loan- Altdoc or Full Doc



85% MAX LVR

UPDATED: 6 November 2025

Allstate Diamond Altdoc Loan is an alternate documentation loan specifically tailored to suit the needs of self-employed borrowers with clean credit and minimum 2 years ABN in the same business wishing to purchase or refinance a dwelling. Company & Trust borrowers are welcome.

Loan Purpose:	Purchase, refinance, debt consolidation and equity release.	Credit History:	Clean Credit required. Max 2 defaults with combined value <\$500 may be considered.
Loan Amount:	Min: \$ 100,000 Max: \$1,750,000 (85%)	Application Fee:	1.00% of loan amount payable at settlement.
Loan Requirements	6 months BAS or Accountants Declaration	Legal Fees:	At Cost Approx. \$495 – Individual borrowers. Approx. \$1,100 – company / trust borrowers.
Loan to Value Ratio:	85% maximum LVR. Non-gen savings accepted.	Valuation Fee:	At Cost. As a guide only, assume approx. \$330 – properties to \$1m (metro) \$550 – properties to \$2m (metro)
ABN GST:	Min. 24 mths ABN & 12 mths GST required. Accountants Declaration or 6 mths BAS	Title Insurance:	\$145 Loans to \$600k; \$260 if >\$600k
Term:	Up to 30 years.	Risk Fee:	Not Applicable.
Interest Rate Type:	Variable rates available.	LMI:	Lenders Mortgage Insurance is Not Applicable.
Repayments:	Principal & Interest or Interest Only. Int Only can be considered up to 5 years (rate loading applies).	Settlement Fee:	0.20% of loan amount.
Extra Repayments:	Additional repayments available without penalty.	Monthly Fee:	\$Nil
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly options.	Annual Fee:	\$Nil.
		Annual Reviews:	No annual reviews.
Cash Out:	Cash Out for personal use only available for refinances.	Loan Splits:	4 splits allowed (no fee to split loans).
Redraw:	Free Redraw available on Variable rates only.	Discharge Fee:	\$450 plus funder's legal costs.
100% Offset Account:	Not available.	Early Repayment Fee (ERF):	1.50% of original loan amount if discharged within first 3 years – UNREGULATED loans only.
Locations:	Residential securities in categories 1Only .	ERF Waiver Fee:	0.25% of Loan amount
Acceptable Securities:	Standard residential properties.		
Unacceptable Securities:	Non-Standard Security Properties & Construction. Retirement homes, Resort style dwellings, Serviced Apartments, Dwellings with >4 dwellings on 1 title. Vacant Land – Refer separate Land Loan information.		
IMPORTANT:	Rates and fees are subject to change without notice. All fees include GST. Please refer to your Allstate representative for confirmation of the current rates and fees.		
Points of Difference:	Clean credit history required – no arrears. Will accept Visas with a minimum of 12 months to run (if on the acceptable list). Individuals, Companies, Family Trusts or Unit Trusts are acceptable (Hybrid Trusts excluded). Ocean land loans attract an interest rate loading and have different restrictions and loan amounts.		

Allstate Home Loans Pty Ltd

Email: hello@allstateloans.com.au | Website: www.allstatehomeloans.com.au

Postal: PO Box 3553, Loganholme Qld 4129

Phone 1800 101 368

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

Primary Borrower

Your Reference

Date

Product

Full Doc

Altdoc

NP | NP+ | Spec

Application Details

Application with privacy consent form (completed, signed & dated) - can have digital signatures on any form.

Cover Note | Credit Note

Serviceability Worksheet

Equifax Reports for each individual, company, trust & 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 & VOI Identification Form (IDYou) Certified

Identification documents attached:

- Passport
- Drivers Licence/Government issued Photo Card
- Marriage/change of name certificate

Additional Required for Credit Impairment

ATO portal for tax debt & explanation how it happened.

What action has occurred to prevent a recurrence of ATO debt.

Please explain any Life Events.

Please provide details of any dishonoured payments, late or missed payments on any loans.

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 on ALL outstanding debts

Current rates notice for the security

Equity Release

Current title search

Evidence of use of funds

Current rates notice for the security

Other

Cash Out - explain purpose.

Proof of Income

Self-employed

Full Doc

ABN search

 Most recent company financials (*Latest BAS if ITR's >6 mths old*)

Most recent personal tax returns with NOA

Alt Doc

ABN search must be completed

Self-employed Income Declaration Form

ONE of the following:

- Accountant's Letter confirming income
- 6 months BAS statements from ATO Portal
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Additional required:

Business/company register checks

Web presence

Facebook business page

PAYG

2 of 3 most recent consecutive payslips (within last 30 days)

ONE of the following :

- 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:

Other Income/Savings

Evidence of additional income

Irregular/casual: Evidence of 12 months income