CABERNET 101% LVR
OO Construction Loan
PRODUCT FACT SHEET

UPDATED: 12th November 2025

Allstate FlexiBuild loan is a full documentation home loan designed for PAYG and/or self-employed borrowers wishing to build a residential property, have good incomes, have a good credit history, and a proven track record of responsibly managing their debt. Up to 102% LVR

Loan Purpose:	Purchase/Refinance land and build a new home. Owner Occupied Only.	Credit History:	Clean credit history required.
		Application Fee:	$550 (payable at settlement)
Loan Amount:	Minimum: $ 50,000 Maximum: $3,500,000 (80% LVR) Maximum: $3,000,000 (90% LVR) Maximum: $2,000,000 (92% LVR) Lower loan sizes apply in Regional areas.	Legal Fees:	$300 (1 security, 2 natural person borrowers). Higher fees apply for Company or Trust loans depending on the complexity of the structure.
		Valuation Fee:	At cost – approx. $303 for metro securities <$1million
Loan to Value Ratio:	101% max LVR inclusive of all fees and charges Gen or Non-Gen savings accepted.	Title Insurance:	Not applicable.
Term:	Up to 30 years. Individuals, Companies, Family Trusts or Discretionary Trusts are acceptable. (No annual Reviews). Unit Trusts on a case by case basis	Construction Risk Fee (CRF) and Interest Allowance	Capitalised up to maximum LVR of 101%. These will vary depending on initial LVR
Interest Rate Type:	Variable rate or 5 year Fixed Rate *(No Buffer in servicing)* available.		
Rate Loading:	Not applicable during construction period.	Settlement Fee:	$Nil (Electronic lodgements fees apply (PEXA).
Repayments:	No Repayments by customer during the construction period – max. 12 months. Principal & Interest (29 yrs) and Interest Only (1 Yr).	Annual Fee:	$Nil annual fee for Owner Occupied loans (80% LVR) $395pa for loans >80% LVR
Extra Repayments:	Variable: Extra repayments allowed without any penalty. Fixed Rates: Extra repayments up to $20,000 per annum allowed without any penalty.	Monthly Fee:	No Monthly Fees.
		Rate Lock Fee:	$495 Non Refundable. (to lock in a fixed rate before land purchase or construction commences)
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly for P&I payments. Monthly payments for Interest Only.	Progress Payment Fees:	Varies according to location & valuer - allow $130 per progress inspection x 5 inspections as a minimum.
Redraw:	Available post construction on Variable rates only with no min. amount. Fee free for internet transactions. Manual redraw attracts a fee (approx. $25).	Loan Splits:	Up to 4 splits allowed. (No Fee). Can split your loan into more than one portion.
Locations:	Residential securities in categories 1 & 2.	Discharge Fee:	$795
Acceptable Securities:	Owner Occupied only.	Admin Fee:	$795 (Construction Admin Fee)
Unacceptable Securities:	Vacant land and Non-Standard Security Properties including NDIS, Co-Living or multiple dwellings.	Free Unlimited Transactions:	Internet Banking, Phone Banking, BPay and EFTPOS, Direct Debit / Salary Crediting

100% Offset:	100% Offset is available on Variable and Fixed Rate loans on completion – not during construction. A fee applies if added after application lodged.
Completion Delay:	Month 13: If not completed in 12 months, the Accredited Builder will pay an agreed penalty of $50 per business day to the client. The borrower must commence I/O payments and monthly CRF until completion.
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 for OO loans. Multiple offset accounts are available. **8.0% Deposit Required – can include Govt Incentives.** **No Repayments required for the first 12 months – construction period | Interest and CRF are capitalised taking the exposure to max 101% LVR during the construction period |.** **May mean applicants do not need to pay rent and interest on the loan during the construction period** **HomePay product is only available from limited accredited builders across Australia that pass rigorous approval process.**

Allstate Home Loans Pty Ltd
Phone 1800 101 368
Email: hello@allstateloans.com.au | Website: www.allstatehomeloans.com.au
Postal: PO Box 3553, Loganholme Qld 4129 Australian Credit Licence: 384512 | ABN: 86 010 377 018