

Purple Advantage Flip Loan



70% MAX LVR

UPDATED: 20 July 2025

Allstate Purple Advantage Flip Loans are short term loans tailored to suit the needs of Non-Code Borrowers (predominantly business purposes) with at least one solid exit strategy. Ideal for clients requiring short time frames to achieve property or business sales with residential or commercial security.

Loan Purpose:	Purchase, refinance, debt consolidation, equity release, cash out for Non-Code borrowers only . Must be business related purpose.	Credit History:	Minor/ moderate level considered.
Loan Amount: Minimum Loan: Maximum Loan:	Metro or Non-Metro (Cat 1 & 2 locations only) \$ 100,000 \$ 5,000,000 70% LVR \$15,000,000 65% Max LVR. Higher loan amounts on a case by case basis.	Application Fee:	1.75% of loan amount payable at settlement.
Loan Purposes:	Purchases, refinances, debt consolidation, business use, ATO Debts, residual stock, land bank, cash out.	Legal Fees:	Unascertainable due to different entity structures – please request a quote or refer to Letter of Offer. Allow approx.\$1,000 plus \$440 for lease review for individuals. Higher fees for corporate entities.
Borrower Types:	Must be Australian residents. Company, Discretionary Trust, Unit Trust. [No Individual/s].	Settlement Fee:	Standard disbursements, including Electronic lodgements (PEXA). Varies with circumstances. Arrangement Fee: \$500 (where 3 days' notice is not provided).
Loan Requirements:	No servicing required – approval based on security property and Exit Strategy/Strategies.	ERF:	Early Repayment Fee (ERF) is Not Applicable .
LVR Ratio:	70% maximum LVR [Loan to Value Ratio]	Valuation Fee:	At cost. Full valuation dated no older than 90 days at time of settlement.
ABN GST:	No minimum ABN or GST requirement	Risk Fee:	Not Applicable.
Term:	3 months – 5 years.	Title Insurance:	Minimum \$355 for loans <\$500,000.
Rate Type:	Variable Rate only.	Offset Account:	Not Available.
Repayments:	Not Applicable.	Monthly Fee:	\$15 per month.
Extra Repayments:	Additional repayments are Not Available on this facility.	Annual Fee:	Not Applicable - No Annual Reviews.
Redraw:	Not Applicable.	Fee Capitalisation:	Can be included in the loan amount but not capitalized (added to the loan amount).
Cash Out or Equity Release:	Normal policy applies – max 70% LVR (\$5m).	Processing Fee:	Not Applicable.
Discharge Fee:			\$1,350 plus funders' solicitors costs (minimum \$400). Electronic File Fee of \$300 applies. Please refer to Letter of Offer for full details.
Servicing:	An interest budget is included in the approved loan amount that will cover the repayments in full for the term of the loan.		
Acceptable Securities:	Residential: Residential Investment properties - House; Unit / apartment; Townhouse; Residual Stock; Multiple Dwelling on one title, Vacant land. Commercial: Offices, retail shops; showrooms; industrial factories; warehouses; Mixed Use; Development sites.		
Unacceptable Securities:	Rural / Farm Zones; Construction / development; Cat 3 locations. Commercial: Aged care facilities & retirement villages; Hotel; Motel; Schools; Hospitals; Abattoirs; Places of Worship; Contaminated sites; Specialized / Single purpose properties; Crown land; Limited Title; Old Law Titles. Note: Restrictions apply to residential owner-occupied properties.		
IMPORTANT:	Rates and fees are subject to change without notice. Please refer to your Allstate representative for confirmation of the current rates and fees. * Conditions Apply. All fees include GST.		
Points of Difference:	Servicing: Clearly defined & verifiable Exit Strategy. Required: Self Certification Declaration, Accountant Declaration or BAS. Not available for SMSF Loans Must be Non-Code purpose No clawback Cat 2 locations accepted Min Term is 3 months Interest is capitalized in an Interest Budget No Early Repayment Fee Can be done as Leasedoc		

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