

WLTH

MORTGAGE
MART

Ocean/Ultra

Construction Rate Card

Residential Variable

Variable Rates from

6.44 % P.A.

*Parley Ocean Card available with this product.



WLTH

NEW LENDING ONLY

Ultra Construction Rate Card

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Rates

Loan Size per security	Maximum LVR	Owner Occupied		Investment	
		Rate	Comparison	Rate	Comparison
Up to \$2.0m	60% LVR	6.44%	6.72%	6.74%	7.38%
	70% LVR	6.44%	6.72%	6.74%	7.38%
	80% LVR	6.44%	6.72%	6.74%	7.38%
	85% LVR	6.44%	7.08%	6.74%	7.38%
	90% LVR	6.74%	7.38%	7.04%	7.68%
Up to \$1.75m	95% LVR	6.74%	7.38%	7.04%	7.68%
\$2m to \$3m	60% LVR	6.94%	7.22%	7.24%	7.88%
	70% LVR	6.94%	7.22%	7.24%	7.88%
	80% LVR	6.94%	7.22%	7.24%	7.88%

Applicable Interest Rate Loadings

Interest Only	Max Interest Only period for Construction is 15 months. If Interest Only selected is greater than 12 months, then Interest Only rate loading will apply. Current Interest Only rate loading is 0.4%.
Maximum LVR by Postcodes (Refer to Policy Schedules for Postcodes)	High Density 90% Inner-City, High-Risk, and Non-Metro 85% Unclassified 80%
Unacceptable Postcodes for Owner Occupied	Victoria- 3024, 3029, 3217, 3338, 3753, & 3978 South Australia- 5113 Western Australia- 6112 & 6171
Unacceptable Postcodes for Investment	Victoria- 3024, 3029, 3030, 3216, 3217, 3335, 3337, 3338, 3340, 3350, 3351, 3352, 3355, 3356, 3358, 3500, 3753, 3977, & 3978 South Australia- 5113, 5114, 5115, 5116, 5117, & 5118 Western Australia- 6052, 6053, 6054, 6055, 6056, 6063, 6069, 6104, 6111, 6112, 6122, 6164, 6167, 6168, 6169, 6170, 6171, 6180, 6208, 6210, 6211, 6721, & 6722 Northern Territory- 0823 & 0839 New South Wales- 2739 Queensland- 4014, 4017, 4032, 4034, 4036, 4053, 4159, 4163, 4164, 4165, 4183, 4344, 4350, 4352, 4811, 4814, 4815, 4816, & 4817

Limit of one construction loan in progress at any one time. Cash out from existing mortgages (i.e. equity release), used to fund the deposit of the new construction loan, must service existing debts with existing household income prior to including the new debt and associated rental income.

The maximum aggregate borrowing for an individual borrower is \$7.5 million. Where the individual is both an individual borrower and a co-borrower as a Director of their company a combined maximum exposure tests of \$7.5m applies. Maximum individual loan is \$3m.

Comparison Rate Warning: The comparison rate is based on a loan of \$150,000 over a term of 25 years P&I, fees include; application fee, estimated legal, settlement fee, estimated valuation fee, applicable annual fees, and discharge fee. WARNING: This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.

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Applicable Fees

Application Fee	\$595 (No application fee for Owner Occupied)
Construction Administration Fee	\$750
Valuation Fee	\$440 plus GST (Where Valuation Costs are greater than \$440 plus GST we will provide a quote)
Progress Payment Fee	\$925
Legal/Doc Prep Fee	\$297
Annual Fee – If Applicable	\$0 - Owner Occupied ≤80% LVR or \$395 if O/O >80% and all Investment purposes at any LVR
Settlement Fee	\$590
Construction Risk Fee (CRF) Standard Lending	O/O (LVR ≤ 75% - 0.50%, LVR ≤ 80% - 1.00%, LVR ≤ 85% - 2.25%, LVR ≤ 90% - 3.50%, LVR ≤ 91% - 4.00%, LVR ≤ 92% - 4.50%, LVR ≤ 93% - 5.00%, LVR ≤ 94% - 5.50%, LVR ≤ 95% - 6.00%) INV (LVR ≤ 75% - 1.25%, LVR ≤ 80% - 1.75%, LVR ≤ 85% - 3.00%, LVR ≤ 90% - 4.25%, LVR ≤ 91% - 4.75%, LVR ≤ 92% - 5.25%, LVR ≤ 93% - 5.75%, LVR ≤ 94% - 6.25%, LVR ≤ 95% - 6.75%)
Monthly Construction Risk Fee	1/12th calculation of the above Construction Risk Fee payable monthly for each month construction extends beyond the initial 12 month period
Discharge Fee	\$795 plus 3rd party costs

Maximum Loan Amounts

	LVR (%)	Metro	Non-Metro	Inner City
New Construction	< 70%	\$3m	\$3m	\$3m
	< 80%	\$3m	\$3m	\$3m
	< 85%	\$2m	\$2m	\$2m
	< 90%	\$2m	N/A	N/A
	< 95%	\$1.75m	N/A	N/A

Capitalisation of CRF above Max LVR not acceptable.

Please refer to the Postcode Guides for more details on acceptable security locations and LVR limitations.

**Legal fees do not cover disbursements, government charges, and funder's contract processing fee. Subject to lending criteria. Other conditions, fees and charges may apply. Information correct as at 28 February 2025 Information provided is accurate as at the issue date and is subject to change without notice.