

Ocean/Ultra

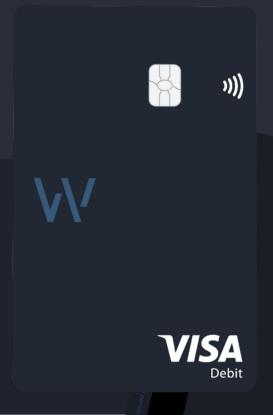
Construction Rate Card

Variable - NDIS/Co-Living/Multi Dwelling

Variable Rates from



*Parley Ocean Card available with this product.





WLTH

NEW LENDING ONLY



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Rates

		Owner Occupied		Investment	
Loan Size per security	Maximum LVR	Rate	Comparison	Rate	Comparison
Up to \$2.0m	60% LVR	6.69%	7.06%	6.99%	7.72%
	70% LVR	6.69%	7.06%	6.99%	7.72%
	80% LVR	6.79%	7.16%	7.09%	7.82%
	85% LVR	7.09%	7.82%	7.39%	8.12%
Up to \$1.75m	90% LVR	7.59%	8.32%	7.89%	8.63%
\$2m to \$2.5m	60% LVR	7.19%	7.56%	7.49%	8.13%
	70% LVR	7.19%	7.56%	7.49%	8.13%
	80% LVR	7.29%	7.67%	7.59%	8.23%

Applicable Interest Rate Loadings

Construction Rate Loading	Construction rates quoted above attract an additional 0.80% Interest rate loading that will apply during the Construction Period and drops off after final drawdown returning to the revert rate.					
Interest Only	Interest Only during Co	nterest Only during Construction period only.				
Maximum LVR by Postcodes (Refer to Policy Schedules for Postcodes)			High Density 90%. Inner-City and High-Risk 85%. Unclassified 80% and By Exception Only. NDIS construction loans in all new estates/sub-divisions and non-metro postcodes is 80% and By Exception Only.			
Unacceptable Postcodes for	Construction	Victoria- 3024, 3029, 3217 South Australia- 5113 Western Australia- 6112 &	, , ,			
Construction Risk Fee (CRF) (Under 6 Rooms)	O/O (LVR \leq 75% - 0.50%, LVR \leq 80% - 1.00%, LVR \leq 85% - 2.25%, LVR \leq 90% - 3.50%, LVR \leq 91% - 4.50%, LVR \leq 92% - 4.50%, LVR \leq 93% - 5.00%, LVR \leq 94% - 5.50%, LVR \leq 95% - 6.00%) INV (LVR \leq 75% - 1.25%, LVR \leq 80% - 1.75%, LVR \leq 85% - 3.00%, LVR \leq 90% - 4.25%, LVR \leq 91% - 4.25%, LVR \leq 92% - 5.25%, LVR \leq 93% - 5.75%, LVR \leq 94% - 6.25%, LVR \leq 95% - 6.75%)					
NDIS & Co-Living Over 6 Roo	oms	Construction rates quoted above attract an additional 1.00% Interest rate loading that applies for rooms and have a Maximum LVR of 80%.				
Construction Risk Fee (CRF) Multi Dwelling (Over 6 Rooms)		6 Rooms)	(LVR ≤ 75% - 2.50%, LVR ≤ 80% - 3.00%)			

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. NOTE: These restrictions are not applicable to Owner Occupied SDA participants or Investors who are SDA Participant family members.

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 NDIS loan is \$2.5m. Max Loan Term 300 months.

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				
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	\$1275^ Metro and \$3,000^ Non-Metro for NDIS & Co-Living				
Legal/Doc Prep Fee	\$297 Plus Outlays				
Annual Fee – If Applicable	\$0 - Owner Occupied ≤80% LVR or \$395 if O/O >80% and all Investment purpose at any LVR				
Settlement Fee	\$590				
Discharge Fee	\$795 plus 3rd party costs				

Maximum Loan Amounts

	LVR (%)	Metro	Non-Metro	Inner City
	< 70%	\$2.5m	By Exception Only	\$2.5m
New Construction	< 80%	\$2m	By Exception Only	\$2m
	< 95%	\$1.75m	By Exception Only	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 14 October 2024 Information provided is accurate as at the issue date and is subject to change without notice.