

WLTH

MORTGAGE
MART

Ocean/Ultra

Construction Rate Card

Variable - NDIS/Co-Living/Multi Dwelling

Variable Rates from

6.69 % P.A.

*Parley Ocean Card available with this product.



WLTH

NEW LENDING ONLY

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Rates

Loan Size per security	Maximum LVR	Owner Occupied		Investment	
		Rate	Comparison	Rate	Comparison
Up to \$2.0m	60% LVR	6.69%	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 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, 3338, 3753, & 3978 South Australia- 5113 Western Australia- 6112 & 6171	
Construction Risk Fee (CRF) NDIS & Co-Living (Under 6 Rooms)	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%)	
NDIS & Co-Living Over 6 Rooms	Construction rates quoted above attract an additional 1.00% Interest rate loading that applies for securities over 6 rooms and have a Maximum LVR of 80%.	
NDIS Restrictions	Maximum LVR 80% for all NDIS established and construction loans - inclusive of fees and charges. Maximum 10% concentration limit for any development by new estates/sub-divisions postcodes or localities. Maximum of 70% gross acceptable NDIS Income for servicing. Personal liquidity test of 5% will apply. Liquid assets will need to be evidenced as held for 3 months and can include cash, shares, redraw, term deposits etc. Customer SDA due diligence will apply where an SDA letter, or due diligence report, AND Independent Financial Advice will need to be supplied as part of loan. 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.	
Construction Risk Fee (CRF) Multi Dwelling (Over 6 Rooms)	(LVR ≤ 75% - 2.50%, LVR ≤ 80% - 3.00%)	

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
New Construction	< 70%	\$2.5m	By Exception Only	\$2.5m
	< 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 21 October 2024 Information provided is accurate as at the issue date and is subject to change without notice.