

WLTH

MORTGAGE
MART

Ocean/Ultra

Construction Rate Card

Variable - NDIS

Variable Rates from

6.44 % P.A.

*Parley Ocean Card available with this product.



WLTH

VISA
Debit

WLTH

NEW LENDING ONLY

Ultra Construction Rate Card

Variable - NDIS

NEW LENDING ONLY

Rates

| Loan Size per security | Maximum LVR | Owner Occupied | | Investment | |
|------------------------|-------------|----------------|------------|------------|------------|
| | | Rate | Comparison | Rate | Comparison |
| Up to \$2.0m | 60% LVR | 6.44% | 6.80% | 6.74% | 7.47% |
| | 70% LVR | 6.44% | 6.80% | 6.74% | 7.47% |
| | 80% LVR | 6.54% | 6.90% | 6.84% | 7.57% |
| | 85% LVR | 6.84% | 7.57% | N/A | N/A |
| | 90% LVR | 7.34% | 8.07% | N/A | N/A |
| \$2m to \$3m | 60% LVR | 6.94% | 7.31% | N/A | N/A |
| | 70% LVR | 6.94% | 7.31% | N/A | N/A |
| | 80% LVR | 7.04% | 7.41% | N/A | N/A |

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. (Up to 24 months) |
| 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 | Western Australia- 6721 & 6722 Queensland- 4183 |
| 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 |
| NDIS Multi Dwelling (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 Borrowing Structure | O/O Trustee Borrower with Individual Trustees Only, OR INV Trustee Borrower with Individual OR Company Trustee, and Company Borrowers |
| NDIS Restrictions | Maximum LVR 90% 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 and the first property must have at least one tenant before starting a second. Maximum of 2 completed NDIS properties per household. 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. Total loan amount for construction loans to be capped to the lower of 70% of Discounted Cash Flow Value (DCF) or 100% of Alternative Use Value as deemed by the valuer. 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 \$3m. 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 |
| 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 |
| Construction Risk Fee (CRF) NDIS | O/O: LVR ≤ 70% - 1.25%, LVR ≤ 80% - 1.75%, LVR ≤ 85% - 3.00%, LVR ≤ 90% - 4.25% INV: LVR ≤ 75% - 1.25%, LVR ≤ 80% - 1.75% NDIS Multi Dwelling: LVR ≤ 75% - 2.50%, LVR ≤ 80% - 3.00% |
| Discharge Fee | \$795 plus 3rd party costs |

Maximum Loan Amounts

| | LVR (%) | Metro | Non-Metro | Inner City |
|------------------|---------|-----------------|-----------------|-----------------|
| New Construction | < 70% | \$3m (\$2m INV) | \$3m (\$2m INV) | \$3m (\$2m INV) |
| | < 80% | \$3m (\$2m INV) | \$3m (\$2m INV) | \$3m (\$2m INV) |
| | < 85% | \$2m | \$2m | \$2m |
| | < 90% | \$2m | 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.