



SMART NDIS CONSTRUCTION LOAN

Loan Purpose: Construction of NDIS investment securities
Borrower: PAYG, Self Employed Full Doc or Self Employed Lo Doc options
Maximum Loan Amount: \$1,500,000 up to 70% (refer below table for revert rates post construction)

Rate Options for loan sizes up to \$1,500,000:

<65% from <70% from

| | <65% from | <70% from |
|---|-----------|-----------|
| Construction Full or Lo Doc | 7.29% | 7.29% |
| Full Doc residential investment revert rate | 3.19% | 3.49% |
| Lo Doc residential investment revert rate | 4.19% | 4.49% |

Credit Impaired: Minor life event credit impairment considered. Rate loadings may apply

Payment Options: Principle & Interest
Interest Only up to 5 years (a loading of 0.40% applies)

Term: Up to 30 years

Security: Single dwelling construction only

Location: Catagory A metro locations only

Min. Servicing Support:

- Full Doc PAYG - minimum of 2 payslips and employment reference*
- Full Doc Self Employed - last 2 years financials & tax assessment notices
- Lo Doc - Borrower declaration & Accountant letter OR 12 months BAS OR 12 months Trading Statements

Construction Loans:

- 5 progress draws - valuation inspection processing fees apply (from \$230 each stage)
- Once construction is complete the client applies for rate to revert to standard variable

Special Valuation Notes:

- Valuer to comment that property would easily appeal to broad market
- Valuer to value on vacant possession basis with standard market rent but include comments surrounding NDIS purpose
- Remedial works not to exceed \$20,000 to reconfigure to standard dwelling

| | Full Doc Standard Fees | Lo Doc Standard Fees |
|-----------------------|------------------------|----------------------|
| Application fee from | 1.50% | 1.50% |
| Valuation fee from | \$440.00 | \$440.00 |
| Lender Legal fee from | \$880.00 | \$880.00 |
| Monthly fee | \$15.00 | \$15.00 |
| Settlement fee | \$399.00 | \$399.00 |
| Discharge fee from | \$535.00 | \$535.00 |

- Interest rates for construction purposes revert to standard variable post completion
- Additional lending terms, conditions or security location restrictions may apply on a case by case basis
- Rervert rate is subject to funder criteria with loan conduct