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# ULTRA CONSTRUCTION LOAN

## CONSTRUCTION LOAN | OWNER OCCUPIED & INVESTMENT

Check postcode suitability at [www.mortgage-mart.com.au](http://www.mortgage-mart.com.au)

<b>Loan Purpose:</b>	<b>Construction of Owner Occupied or Investment securities</b> <b>Inner City, Category 1 and 2, Regional and Unclassified locations</b> <b>Postcode exclusions include: 4006, 4702, 6721 &amp; 6722</b>				
<b>Maximum LVR:</b>	90%				
<b>Maximum Loan Amount:</b>	<b>LVR Bands</b>	<b>Inner City</b>	<b>Metro (Cat 1)</b>	<b>Non Metro (Cat 2)</b>	<b>Regional</b>
	LVR <65%	\$1,250,000	\$1,250,000	\$950,000	\$600,000
	LVR <80%	\$1,100,000	\$1,100,000	\$800,000	\$500,000*
	LVR <90%	N/A	\$750,000	\$600,000	N/A
<b>Rate Options:</b>	<b>Owner Occupied (P&amp;I up to \$850,000)</b>		<b>Investment (P&amp;I or IO to \$850,000)</b>		
<sup>1</sup> Cat 1 & 2 locations	2.80% up to 75%*		3.00% up to 75%*		
<sup>2</sup> Inner City/Regional and Unclassified	3.00% up to 80%		3.20% up to 80%		
	3.40% up to 90%		3.60% up to 90%		
	<b>Owner Occupied (P&amp;I up to \$1,250,000)</b>		<b>Investment (P&amp;I or IO to \$1,250,000)</b>		
	3.10% up to 75%*		3.30% up to 75%*		
	3.30% up to 80%		3.50% up to 80%		
	3.70% up to 90%		3.90% up to 90%		
<b>Interest Only:</b>	No Interest Only Loading for Investment				
<b>No Annual Fee:</b>	Add 0.10% to selected product rate				
<b>Term:</b>	Up to 30 years				
<b>Security:</b>	Residential House & Land				
<b>Key Features:</b>	Internet   ATM/EFTPOS access   BPAY®   Salary Credit   Redraw Facility   100% Offset				
<b>Policy Criteria:</b>	Maximum LVR for Inner City is 75%, *Regional & Unclassified Postcodes is 70% No Annual Fee is applicable to Owner Occupied Construction Loans less than 80% LVR				

### WHAT YOU NEED TO KNOW

- <sup>1</sup> Includes Category 1 and 2 Metro locations - refer postcode guide. High Density postcodes max 80% LVR.
- <sup>2</sup> Includes Inner City (75%), Regional\* and Unclassified\* postcode locations (70%\*) - refer postcode guide.
- Key features of the product include a 100% Offset Account, Redraw and up to 40 days interest free on Visa Debit purchases and cash advances to a maximum of \$4,000 per month.
- The Ultra Variable Home Loan is the foundation product necessary for Borrowers to utilise if they are intending to ultimately optimise to the Portfolio Plus Loan Facility.
- On occasion some security locations are unavailable or restricted for lending purposes.
- Postcodes 4006, 4702, 6721 & 6722 are unavailable for this product.

### APPROXIMATE GET IN COSTS

Loan Application Fee:	\$299.00
Construct Admin Fee:	\$750.00
Valuation Fee:	\$440.00 (or at cost and paid in advance)
Lenders Legal Fee:	\$440.00 (plus any related costs incurred)
Annual Fee:	\$395.00 (does not apply for OO LVR's up to 80%)
Settlement Fee:	\$399.00
Progress Val Fee(s):	\$925.00 (includes 5 progress inspections or actual cost)
Discharge Fee:	\$535.00 plus 3rd party costs

Subject to Lender criteria. Other conditions, fees and charges may apply. Information correct as at 24th December 2020.

Australian Credit Licence Number 382 606