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ULTRA VARIABLE NDIS CONSTRUCTION LOAN

Loan Purpose:	Investment Construction				
Borrower Type:	PAYG, Self Employed, Company, Partnership and Trusts				
Maximum LVR:	75%				
Maximum Loan Amount:	LVR Bands	Inner City	Metro (Cat 1)	Non Metro (Cat 2)	Regional
	LVR <65%	\$1,250,000	\$1,250,000	\$950,000	\$600,000
	LVR <75%	\$1,100,000	\$1,100,000	\$800,000	\$500,000*
Rate Options:	P & I or IO up to \$850,000 3.00% up to 75% LVR		P & I or IO max loan to \$1,250,000 3.30% up to 75% LVR		
Interest Only:	No Interest Only loading applicable - IO period up to 5 years				
No Annual Fee:	Add 0.10% to selected product rate				
Term:	Up to 30 years				
Security:	Certified NDIS approved security only				
Key Features:	Internet ATM/EFTPOS access BPAY® Salary Credit Redraw Facility 100% Offset				
Policy Criteria:	80% of market rent used for servicing 100% of applicable NDIS income used for servicing if refinancing				

WHAT YOU NEED TO KNOW

- Category 1 and 2 Metro and High Density locations (75%) - refer postcode guide.
- Inner City (75%), Regional* and Unclassified* postcode locations (70%)* - refer to BDM
- The Ultra Variable Home Loan is a great solution for Borrowers looking for greater flexibility within their loan.
- 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, 4209, 6721 & 6722 are unavailable for this product.

APPROXIMATE GET IN COSTS

Loan Application Fee:	\$299.00
Construction 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
Settlement Fee:	\$399.00
Progress Val Fee(s):	\$925.00 (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.

