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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 **<75% from**

- Construction | Full or Lo Doc
- Full Doc residential investment revert rate
- Lo Doc residential investment revert rate

7.29%	7.29%
2.99%	3.09%
3.89%	4.09%

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: Category 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