



P: 1300 650 200 | F: 1300 650 201 | W: [www.mortgage-mart.com.au](http://www.mortgage-mart.com.au)  
 E: [applications@mortgage-mart.com.au](mailto:applications@mortgage-mart.com.au)

# ULTRA VARIABLE NDIS CONSTRUCTION LOAN

<b>Loan Purpose:</b>	Investment Construction					
<b>Borrower Type:</b>	PAYG, Self Employed, Company, Partnership and Trusts (excludes Unit & Hybrid)					
<b>Maximum LVR:</b>	90%					
<b>Maximum Loan Amount:</b>	\$1,500,000					
<b>Term:</b>	1st Mortgage up to 30 years   2nd Mortgage (if applicable) up to 6 years					
<b>Variable Rate/LVR Options:</b>	<b>Max LVR</b>	<b>1st Mortgage</b>		<b>2nd Mortgage</b>		<b>Risk Fee</b>
<b>Loans to \$1,000,000</b>	90%*	80%	3.40%	10%	3.40%	3.00%
<b>Cat 1 &amp; 2 locations only</b>	85%*	80%	3.40%	5%	3.40%	2.00%
	80%	80%	2.90%	N/A	N/A	1.00%
	70%	<70%	2.80%	N/A	N/A	N/A
	60%	<60%	2.70%	N/A	N/A	N/A
<b>Variable Rate/LVR Options:</b>	<b>Max LVR</b>	<b>Rate</b>		<b>Risk Fee</b>		
<b>Loans to \$1,000,000</b>	80%	3.20%		1.00%		
<b>Regional &amp; Unclassified</b>	<70%	3.10%		N/A		
<b>locations only</b>	<60%	3.00%		N/A		
<b>Loans to \$1,500,000:</b>	Add 0.30% to above rates (restrictions may apply based upon security location)					
<b>Risk Fee:</b>	Risk Fee calculated on total loan amount					
<b>Interest Only:</b>	IO period up to 1 year only during construction then P & I repayments only					
<b>Security:</b>	Certified NDIS approved security only					
<b>Key Features:</b>	Internet   ATM/EFTPOS access   BPAY®   Salary Credit   Redraw Facility   100% Offset					
<b>Policy Criteria:</b>	80% of market rent used for servicing OR 80% of applicable gross NDIS income used for servicing (if applicable)					

## WHAT YOU NEED TO KNOW

- Loans up to 90% utilise a 1st (Split 1) and 2nd (Split 2) mortgage combination to enable higher LVR options.
- \*Offset account moves to Split 1 once Split 2 is repaid and 2nd mortgage discharged
- Category 1 and 2 Metro (90%) - refer postcode guide.
- Inner City (80%), Regional\* (80%), High Density & Unclassified postcode locations (75%)

## APPROXIMATE GET IN COSTS

Loan Application Fee:	\$499.00
Construction Fee:	\$750.00
Valuation Fee:	From \$1,850.00 plus GST (Commercial Valuation required)
Lenders Legal Fee:	\$440.00 (plus any related costs incurred)
Annual Fee:	\$395.00
Settlement Fee:	\$595.00
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 September 2021.

Australian Credit Licence Number 382 606