

# ULTRA NDIS/Co-Living Investment Info Sheet

New Lending Only



Loan Size per security	Maximum LVR	Established (Revert Rate)		Construction	
		Rate	Comparison	Rate	Comparison
Up to \$1.5m	60% LVR	6.89%	7.40%	7.69%	8.36%
	70% LVR	6.89%	7.40%	7.69%	8.36%
	80% LVR	6.99%	7.50%	7.79%	8.46%
	85% LVR	7.29%	7.80%	8.09%	8.76%
	90% LVR	7.79%	8.30%	8.59%	9.27%

## Applicable Features & Relevant Information

Construction rates quoted above include a 0.80% Interest rate loading that applies during the Construction Period and drops off after final drawdown and reverts to the Standard Rate.

**Lenders Protection Fee Established:** LVR ≤ 80% - 0.00%, LVR ≤ 85% - 2.00%, LVR ≤ 90% - 3.00%

**Construction Risk Fee (CRF) Standard (NDIS & Co-Living Under 6 Rooms):** LVR ≤ 75% - 1.00% LVR ≤ 80% - 1.50%, LVR ≤ 85% - 2.50%, LVR ≤ 90% - 3.50%

**Construction Risk Fee (CRF) Multi Dwelling (Over 6 Rooms):** LVR ≤ 75% - 2.50%, LVR ≤ 80% - 3.00%, LVR ≤ 85% - 3.50%, LVR ≤ 90% - 4.50%

- Available for established NDIS securities in Metro, Non-Metro, Regional, & Unclassified locations
- Available for house & land construction in Metro, Non-Metro, Regional, & Unclassified locations
- Max loan term is 25 years
- Max Loan Amount \$1.5m
- Max LVR 90%
- Interest Only, available only during construction
- Lender / Construction Risk Fee payable by the Borrower in all instances
- Servicing derived using 80% applicable gross income (income determined through commercial valuation)
- Minimum applicants CCR score required is 600
- Progress draw fees may be higher on application subject to location
- Includes Offset Account, BPAY, Internet Banking, ATM/EFTPOS access, Redraw once construction complete
- Available for accepted Visa Holders for Temporary/Permanent applicants living, working & paying tax in Australia
- Reapproval Fee of \$250 is applicable after 90 days from original approval date

The maximum aggregate borrowing for an individual borrower is \$4.0 million. Where the individual is both an individual borrower and a co-borrower as a Director of their company a combined maximum exposure tests of \$4.0m applies. Maximum individual loan is \$2.5m.

## Applicable Fees

Application Fee	\$595
Construction Administration Fee	\$750
Valuation Fee	On a quotation basis
Progress Payment Fee	\$1275 Metro and \$3,000 Non-Metro for NDIS & Co-Living
Legal/Doc Prep Fee	\$297
Annual Fee – If Applicable	\$395
Settlement Fee	\$590
Discharge Fee	\$795 plus 3rd party costs

## Maximum Loan Amount

	Metro	Non-Metro	Inner City#	Regional#
< 70%	\$1.5m	\$1.5m	\$1.5m	\$1.25m
< 80%	\$1.5m	\$1.25m	\$1.5m	\$1.0m
< 90%	\$1.25m	\$1.0m	N/A	N/A

#Maximum LVR for Inner-City, High Density, High Risk, and Regional is 80%. Maximum LVR for Unclassified Postcodes is 75% - Exception may be requested. Capitalisation of LPF / CRF above Max LVR not acceptable.

Please refer to the Postcode Guides for more details on acceptable security locations and LVR limitations. ^Construction loans will have an initial valuation fee and 1 progress inspection fee per progress payment, progress payment will be charged at costs and may vary depending on the location. \*\*Legal fees do not cover disbursements, government charges, and funder's contract processing fee. Subject to lending criteria. Other conditions, fees and charges may apply.

Information correct as at 20 November 2023 Information provided is accurate as at the issue date and is subject to change without notice.

Comparison Rate Warning: The comparison rate is based on a loan of \$150,000 over a term of 25 years P&I, fees include; application fee, estimated legal, settlement fee, estimated valuation fee, applicable annual fees, and discharge fee. WARNING: This comparison rate applies only to the example or examples given. Different amounts and terms will result in different comparison rates. Costs such as redraw fees or early repayment fees, and cost savings such as fee waivers, are not included in the comparison rate but may influence the cost of the loan.