

Ocean/Ultra

# Co-Living/Rooming

Variable & Fixed Rate Card

(Established + Construction)

Variable Rates from

**7.30** % P.A.

\*Parley Ocean Card available with this product.



NEW LENDING ONLY

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## Rates

		Investment Variable	
Loan Size per security	Maximum LVR	Rate	Comparison
Up to \$3.5m	70% LVR	7.30%	7.97%*
Up to \$3m	80% LVR	7.40%	8.07%*

		Investment Fixed				
Loan Size per security	Maximum LVR	1 YR	2 YR	3 YR	4 YR	5 YR
Up to \$3.5m	70% LVR	7.30%	7.30%	7.30%	7.40%	7.40%
		7.98%*	7.98%*	7.98%*	8.01%*	8.02%*
Up to \$3m	80% LVR	7.40%	7.40%	7.40%	7.50%	7.50%
		8.08%*	8.08%*	8.08%*	8.11%*	8.12%*

\*Construction Comparison Rates

## Maximum Loan Amounts

	LVR (%)	Metro/Non-Metro	Inner City	Regional
Established & Construction	< 70%	\$3.5m	\$3.5m	\$3m
	< 80%	\$3m	\$3m	N/A

## Applicable Product Information

Construction Loading	For loans greater than 80% LVR, add 0.40% rate loading during the construction period. This loading is removed once construction is complete.
Interest Only	Interest Only during Construction period - up to 15 months
Maximum LVR by Postcodes (Refer to Policy Schedules for Postcodes)	Regional and Unclassified postcodes is 65%
Unacceptable Postcodes	New South Wales - 2747      Queensland - 4183
Co-Living Room Requirements	<p>Co-Living is classified as a Commercial Property - up to 12 bedrooms</p> <p>Each room must contain the following facilities to be considered Co-Living:</p> <ul style="list-style-type: none"> <li>- Kitchenette: Cooking Facilities eg hotplate, cooktop, oven, microwave etc and Sink for cleaning dishes</li> <li>- Bathroom: Ensuite Facilities</li> </ul> <p>For Co-Living / Rooming, Boarding Houses &amp; Student accommodation properties in Regional and Unclassified postcodes – 65% gross rental income cap applies.</p>
Maximum Exposure	<p>The maximum aggregate borrowing for an individual borrower is \$10 million.</p> <p>Where the individual is both an individual borrower and a co-borrower as a Director of their company a combined maximum exposure tests of \$10m applies. Maximum individual loan is \$3.5m.</p>
Offset Account/s	A single 100% Offset is included with each loan split. (Not applicable for Fixed Rate loans) Please use Application checklist to request further offset accounts
Servicing Advantage	Servicing buffer 0% applicable to 5 year fixed (No break costs beyond 3 years)

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.

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## Applicable Fees

Application Fee	\$595
Construction Administration Fee	\$750
Valuation Fee	Commercial Valuation subject to Quote
Progress Payment Fee	\$1,275 Metro and \$3,000 Non-Metro/Regional
Legal/Doc Prep Fee	\$297
Annual Fee – If Applicable	\$395
Settlement Fee	\$590
Fixed Rate Lock Fee	\$495 (Form required on application submission, valid for 90 days, non-refundable)
Lenders Protection Fee (LPF) - Established	LVR ≤80% - 1.00%
Construction Risk Fee (CRF) - Construction	LVR ≤80% - 1.50%
Discharge Fee	\$795 plus 3rd party costs
Fixed Rate Break Costs	Calculated at the time of breaking a Fixed Rate prior to the end of the Fixed Rate period. Not applicable after 3 years.
Other Fees	Other fees and charges may apply

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.  
\*\*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 1st September 2025. Information provided is accurate at issue date and subject to change without notice.