

WLTH

MORTGAGE
MART

Ocean/Ultra

Construction Rate Card

Variable - NDIS/Co-Living/Multi Dwelling

Variable Rates from

6.69% P.A.

*Parley Ocean Card available with this product.



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NEW LENDING ONLY

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Rates

Loan Size per security	Maximum LVR	Owner Occupied		Investment	
		Rate	Comparison	Rate	Comparison
Up to \$2.0m	60% LVR	6.69%	7.06%	6.99%	7.72%
	70% LVR	6.69%	7.06%	6.99%	7.72%
	80% LVR	6.79%	7.16%	7.09%	7.82%
	85% LVR	7.09%	7.82%	7.39%	8.12%
Up to \$1.75m	90% LVR	7.59%	8.32%	7.89%	8.63%
\$2m to \$2.5m	60% LVR	7.19%	7.56%	7.49%	8.13%
	70% LVR	7.19%	7.56%	7.49%	8.13%
	80% LVR	7.29%	7.67%	7.59%	8.23%

Applicable Interest Rate Loadings

Construction Rate Loading	Construction rates quoted above attract an additional 0.80% Interest rate loading that will apply during the Construction Period and drops off after final drawdown returning to the revert rate.
Interest Only	If Interest Only is continuing after construction period then an Interest Only loading will apply to Principal and Interest rate at the time of completion. Current Interest Only loading is 0.4%. Additional Interest Only term for Owner Occupied loans > 80% LVR not allowed. Maximum Interest Only term for Investment loans < 80% LVR 60 months. Maximum Interest Only term for Investment loans > 80% < 90% LVR 36 months.
Maximum LVR by Postcodes (Refer to Policy Schedules for Postcodes)	High Density 90% Inner-City, High-Risk, and Non-Metro 85% Unclassified 80%
Construction Risk Fee (CRF) NDIS & Co-Living (Under 6 Rooms)	O/O (LVR ≤ 75% - 0.50%, LVR ≤ 80% - 1.00%, LVR ≤ 85% - 2.25%, LVR ≤ 90% - 3.50%, LVR ≤ 91% - 4.00%, LVR ≤ 92% - 4.50%, LVR ≤ 93% - 5.00%, LVR ≤ 94% - 5.50%, LVR ≤ 95% - 6.00%) INV (LVR ≤ 75% - 1.25%, LVR ≤ 80% - 1.75%, LVR ≤ 85% - 3.00%, LVR ≤ 90% - 4.25%, LVR ≤ 91% - 4.75%, LVR ≤ 92% - 5.25%, LVR ≤ 93% - 5.75%, LVR ≤ 94% - 6.25%, LVR ≤ 95% - 6.75%)
Construction Risk Fee (CRF) Multi Dwelling (Over 6 Rooms)	(LVR ≤ 75% - 2.50%, LVR ≤ 80% - 3.00%)

The maximum aggregate borrowing for an individual borrower is \$7.5 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 \$7.5m applies. Maximum individual NDIS loan is \$2.5m. Max Loan Term 300 months.

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	\$440 plus GST (Where Valuation Costs are greater than \$440 plus GST we will provide a quote)
Progress Payment Fee	\$1275 [^] Metro and \$3,000 [^] Non-Metro for NDIS & Co-Living
Legal/Doc Prep Fee	\$297
Annual Fee – If Applicable	\$0 - Owner Occupied ≤80% LVR or \$395 if O/O >80% and all Investment purpose at any LVR
Settlement Fee	\$590
Discharge Fee	\$795 plus 3rd party costs

Maximum Loan Amounts

	LVR (%)	Metro	Non-Metro	Inner City
New Construction	< 70%	\$2.5m	\$2.5m	\$2.5m
	< 80%	\$2m	\$1.75m	\$2m
	< 95%	\$1.75m	\$1.75m	N/A

Capitalisation of 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 08 July 2024 Information provided is accurate as at the issue date and is subject to change without notice.