

Ocean/Ultra

# Residential Rate Card

Fixed INV - NDIS

Fixed Rates from

6.74 % P.A.

\*Parley Ocean Card available with this product.



NEW LENDING ONLY

# Ultra Residential Rate Card

Fixed Investment - NDIS

NEW LENDING ONLY

## Rates

		Investment									
Loan Size per security	Maximum LVR	1 YR	Comp	2 YR	Comp	3 YR	Comp	4 YR	Comp	5 YR	Comp
Up to \$2m	60% LVR	6.74%	7.25%	6.74%	7.25%	6.74%	7.25%	6.74%	7.25%	6.74%	7.25%
	70% LVR	6.74%	7.25%	6.74%	7.25%	6.74%	7.25%	6.74%	7.25%	6.74%	7.25%
\$2m to \$2.5m	60% LVR	7.24%	7.75%	7.24%	7.75%	7.24%	7.75%	7.24%	7.75%	7.24%	7.75%
	70% LVR	7.24%	7.75%	7.24%	7.75%	7.24%	7.75%	7.24%	7.75%	7.24%	7.75%

## Applicable Interest Rate Loadings

Interest Only	Up to 5 years add 0.40% and monthly repayments only, Max LVR 70%
Maximum LVR by Postcodes (Refer to Policy Schedules for Postcodes)	High Density, Inner-City, High Risk, Non Metro, and Unclassified 70%.
Unacceptable Postcodes for Investment	Victoria- 3024, 3029, 3030, 3216, 3217, 3335, 3337, 3338, 3340, 3350, 3351, 3352, 3355, 3356, 3358, 3500, 3753, 3977, & 3978 South Australia- 5113, 5114, 5115, 5116, 5117, & 5118 Western Australia- 6052, 6053, 6054, 6055, 6056, 6063, 6069, 6104, 6111, 6112, 6122, 6164, 6167, 6168, 6169, 6170, 6171, 6180, 6208, 6210, 6211, 6721, & 6722 Northern Territory- 0823 & 0839 New South Wales- 2739 Queensland- 4014, 4017, 4032, 4034, 4036, 4053, 4159, 4163, 4164, 4165, 4183, 4344, 4350, 4352, 4811, 4814, 4815, 4816, & 4817
NDIS Multi Dwelling (Over 6 Rooms)	Rates quoted above attract an additional 1.00% Interest rate loading that applies for securities over 6 rooms and have a Maximum LVR of 70%.
NDIS Borrowing Structure	INV Trustee Borrower with Individual OR Company Trustee, and Company Borrowers
NDIS Restrictions	Maximum LVR 70% for all NDIS established and construction loans - inclusive of fees and charges. Maximum 10% concentration limit for any development by new estates/sub-divisions postcodes or localities. Maximum of 70% gross acceptable NDIS Income for servicing. Personal liquidity test of 5% post settlement will apply. Liquid assets will need to be evidenced as held for 3 months and can include cash, shares, redraw, term deposits etc. Customer SDA due diligence will apply: SDA letter, or due diligence report, AND accountant certificate confirming the borrower/s are a Sophisticated Investor will need to be supplied as part of loan. Limit of one construction loan in progress at any one time and the first property must have at least one tenant before starting a second. Maximum of 2 completed NDIS properties per household. Cash out from existing mortgages (i.e. equity release), used to fund the deposit of the new construction loan, must service existing debts with existing household income prior to including the new debt and associated rental income. Total loan amount for construction loans to be capped to the lower of 70% of Discounted Cash Flow Value (DCF) or 100% of Alternative Use Value as deemed by the valuer. NOTE: These restrictions are not applicable to Owner Occupied SDA participants or Investors who are SDA Participant family members.

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 for Investment. 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
Valuation Fee	\$440 plus GST (Where Valuation Costs are greater than \$440 plus GST we will provide a quote) [\$60 plus GST for AVM]
Legal/Doc Prep Fee	\$297 Plus Outlays
Annual Fee – If Applicable	\$395
Settlement Fee	\$590
Lenders Protection Fee (LPF) NDIS	LVR ≤ 70% - 0.75%
Discharge Fee	\$795 plus 3rd party costs
Fixed Rate Lock Fee	\$495 (Form required on application submission, valid for 90 days, non-refundable)
Other Fees	Other fees and charges may apply

## Maximum Loan Amounts

	LVR (%)	Metro	Non-Metro	Inner City
Existing Dwelling	< 70%	\$2.5m	\$2.5m	\$2.5m

Offset account not available on Fixed Rate loans.

Capitalisation of LPF 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 28 February 2025. Information provided is accurate at issue date and subject to change without notice.