

Ocean/Ultra

Construction Rate Card

Investment Variable - Co-Living/Multi Dwelling

Variable Rates from

6.74 % P.A.

*Parley Ocean Card available with this product.



NEW LENDING ONLY

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Rates

		Investment	
Loan Size per security	Maximum LVR	Rate	Comparison
Up to \$2.0m	60% LVR	6.74%	7.47%
	70% LVR	6.74%	7.47%
	80% LVR	6.84%	7.57%
\$2m to \$3m	60% LVR	7.24%	7.88%
	70% LVR	7.24%	7.88%
	80% LVR	7.34%	7.98%

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	Interest Only during Construction period. (Up to 15 months)		
Maximum LVR by Postcodes (Refer to Policy Schedules for Postcodes)		Inner-City, High Risk, Non Metro, and Unclassified 80%	
Unacceptable Postcodes for Owner Occupied		Western Australia- 6721 & 6722 Queensland- 4183	
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	
Postcode Restrictions		Metro Postcodes, minimum radius from nearest GPO capital city: Sydney and Melbourne: 35km, Adelaide and Brisbane: 20km, Perth, Hobart, and Darwin: 15km Non-Metro Postcodes: Population must be greater than 20,000 AND Within 5km of a town centre	
Multi Dwelling (Over 6 Rooms or do not meet Co-Living Room Requirements)		Construction rates quoted above attract an additional 1.00% Interest rate loading that applies for securities over 6 rooms and have a Maximum LVR of 80%.	
Co-Living Room Requirements		Each room must contain the following facilities to be considered Co-Living, otherwise the security will be assessed as Multi Dwelling: - Kitchenette: Cooking Facilities eg hotplate, cooktop, oven, microwave etc and Sink for cleaning dishes - Bathroom: Ensuite Facilities	

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. Max Loan Term 360 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
Legal/Doc Prep Fee	\$297 Plus Outlays
Annual Fee – If Applicable	\$395
Settlement Fee	\$590
Construction Risk Fee (CRF) Co-Living (Under 6 Rooms)	LVR ≤ 75% - 1.25% & LVR ≤ 80% - 1.75%
Construction Risk Fee (CRF) Multi Dwelling (Over 6 Rooms)	LVR ≤ 75% - 2.50% & LVR ≤ 80% - 3.00%
Monthly Construction Risk Fee	1/12th calculation of the above Construction Risk Fee payable monthly for each month construction extends beyond the initial 12 month period
Discharge Fee	\$795 plus 3rd party costs

Maximum Loan Amounts

	LVR (%)	Metro	Non-Metro	Inner City
New Construction	< 70%	\$3m	\$3m	\$3m
	< 80%	\$3m	\$2m	\$2m

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 28 February 2025 Information provided is accurate as at the issue date and is subject to change without notice.