

# Ocean/Ultra

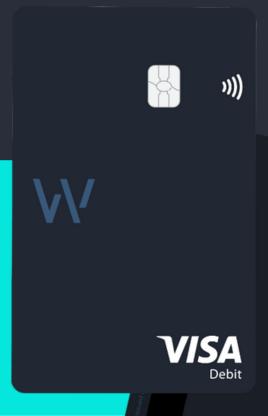
# **Construction Rate Card**

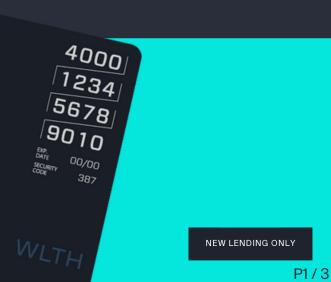
Investment Variable - Co-Living/Multi Dwelling

Variable Rates from



\*Parley Ocean Card available with this product.







## **Ultra Construction Rate Card**

Investment Variable - Co-Living/Multi Dwelling

NEW LENDING ONLY

#### **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**

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	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	Interest Only during Construction period. (Up to 15 months)						
Maximum LVR by Postcodes (Refer to Policy Sch	edules 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  Nothern 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 nd Brisbane: 20km, Perth, Hobart, and Darwin: 15km lon-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						
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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	\$590		
Construction Risk Fee (CRF) Co-Living (Under 6 F	Doms) LVR ≤ 75% - 1.25% & LVR ≤ 80% - 1.75%			
Construction Risk Fee (CRF) Multi Dwelling (Over	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 constructio beyond the initial 12 month period	n extends		
Discharge Fee	\$795 plus 3rd party costs	\$795 plus 3rd party costs		

#### **Maximum Loan Amounts**

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