

ORDE Near Prime Residential Loan – Full Doc



80% MAX LVR

UPDATED: 20 May 2026

The Near Prime Loan is a full documentation loan to assist borrowers to purchase or refinance residential property. This loan also caters for clients who may have ATO debts, council arrears or some credit impairment. Company & Trust borrowers are welcome.

Loan Purpose:	Purchase, refinance, debt consolidation, equity release, cash out. ATO Debts & council rates arrears can be repaid (in full) with this product. (Unlimited number of debts allowed for debt consolidation)	Credit History:	Unlimited Defaults <\$1,000 (paid or Unpaid). Max 2 Paid defaults Listed >1Yr Paid. Mortgage arrears <1 month (paid) OK.
		Application Fee:	0.90% of loan amount to \$2.0m. 1.25% of loan amount to \$2.0m.
Loan Amount:	Min: \$ 100,000 Max: \$2,000,000 (80%) Max: \$3,000,000 (75%)	Legal Fees:	At Cost Approx. \$495 – Individual borrowers. Approx. \$1,100 – company / trust borrowers.
Loan Requirements: S/E:	Most recent Tax Return plus 6 mths BAS or 2 years tax returns plus NOA's.	Valuation Fee:	At Cost. As a guide only, assume approx. \$330 – properties to \$1m (metro) \$550 – properties to \$2m (metro)
PAYG:	Last 2 payslips plus one of: Group Cert, NOA, Employment Letter, 3 mths bank statements	Title Insurance:	\$145 Loans to \$600k; \$260 if >\$600k
Loan to Value Ratio:	80% maximum LVR. Non-gen savings accepted.	Risk Fee:	Not Applicable.
ABN GST:	Min. 12 mths ABN & 6 mths GST required.	LMI:	Lenders Mortgage Insurance is Not Applicable.
Term:	Up to 30 years.	Settlement Fee:	Not Applicable.
Interest Rate Type:	Variable rates available.	Monthly Fee:	\$Nil
Repayments:	Principal & Interest or Interest Only. Int Only can be considered up to 5 years (rate loading applies).	Annual Fee:	\$Nil.
Extra Repayments:	Additional repayments available without penalty.	Annual Reviews:	No annual reviews.
Repayment Method & Frequency:	Weekly, Fortnightly or Monthly options.	Loan Splits:	4 splits allowed (no fee to split loans).
Cash Out:	Cash Out available for refinances.	Discharge Fee:	\$450 plus funder's legal costs.
Redraw:	Free Redraw available on Variable rates only.	Early Repayment Fee (ERF):	1.50% of original loan amount if discharged in first 3 years – UNREGULATED loans only.
Locations:	Residential securities in categories 1, 2, 3 & 4.	Offset Account:	Not available.
Acceptable Securities:	Standard house block (max 5 acres). Higher Rates & Fees apply to securities where the land size exceeds 25 acres (10ha).	Unacceptable Securities:	Non-Standard Security Properties. Construction is not available.
Points of Difference:	Will accept Visas with a minimum of 12 months to run (if on the acceptable list). Fee for service is available if submitted with the application – refer to your State Manager as limits apply. Individuals, Companies, Family Trusts or Unit Trusts are acceptable (Hybrid Trusts excluded). 100% of Depreciation is included as an addback. Can have 1 year tax return + 6 mths BAS (ATO lodged). Unlimited number of debts allowed for debt consolidation. Rates and fees are subject to change without notice. All fees include GST. Conditions Apply. Please refer to your BDM for confirmation of the current rates and fees.		

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