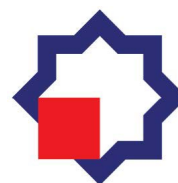


ORDE Construction

Prime Residential Loan



**DIRECT
CREDIT**
HOMELoANS AUSTRALIA

80% MAX LVR

UPDATED: 14 May 2026

The Prime Construction loan is perfect for applicants who wish to build a home for either owner occupied or investment purposes. The loan is available for full doc or Altdoc circumstances, provided the client intends to build on the land within a 3-month period.

Loan Purpose:	Construction of Owner-Occupied or Investment property with maximum 2 dwellings on one title.	Application Fee:	1.80% of the loan amount payable at settlement.
Loan Amount:	Min: \$ 100,000 Max: \$2,500,000 [80% LVR] - Cat 1 Max: \$1,500,000 [80% LVR] - Cat 2	Legal Fees:	At Cost Approx. \$500 – Individual borrowers.
Loan Requirements:	2 years full financials & NOA's (self-employed) 2 latest payslips & employment letter / contract (employees) <u>Altdoc Loans:</u> Accountants Declaration or 6 months ATO lodged BAS Statements	Valuation Fee:	At Cost. As a guide only, assume approx. \$330 – properties to \$1m (metro) \$550 – properties to \$2m (metro)
LVR:	80% maximum LVR (Loan to Value Ratio).	Progress Payments:	Allow \$1,520 (5 Progress Payments \$800 + \$720 Processing Fee).
Term:	Maximum: 30 years [1 Year Int Only + 29 years P&I]	Additional Requirements:	Contract of Sale (purchase) Fixed Price Building Contract Council approved plans & specifications Building / planning permits
Interest Rate Type:	Variable rates available. (Fixed Rates are not available).	Processing Fee:	Not Applicable.
Repayments:	Interest Only during the construction period.	Title Insurance:	\$145 Loans to \$600k; \$260 if >\$600k
Extra Repayments:	Additional repayments may be made at any time without penalty for loans in individual names.	Lenders Mortgage Insurance (LMI):	Not Applicable.
Repayment Frequency:	Weekly, Fortnightly or Monthly. Direct Debit from nominated bank account.	Settlement Fee:	Not Applicable
Cash Out:	Not available.	Risk Fee:	Not Applicable
Redraw:	Available on Variable rates only (post construction).	Loan Splits:	No splits allowed during construction period.
Locations:	Cat 1 & 2 metro locations only .	Annual Fee:	Not Applicable.
Acceptable Securities:	Standard residential blocks in metro areas. Maximum 2 dwellings on one title.	Monthly Fee:	Not Applicable.
Unacceptable Securities:	Triplex or townhouses (refer Multi Construction option).	Discharge Fees:	\$450 plus funder's legal costs.
Offset Account:	Not available.	Early Repayment Fee (ERF):	1.50% ERF of original loan balance applies to Company /Trust borrowers if the loan discharges in the first five (3) years. [ERF does not apply to principal reductions].
ABN GST	Must have minimum 2-year ABN for Prime Altdoc or 12 mths ABN for Near Prime Altdoc applications. GST as required.	ERF Waiver:	ERF can be waived if Application Fee is increased by 0.25%
Points of Difference:	Construction MUST commence within 3 months of land settlement. Construction rate applies during the period of construction, which then reverts to the applicable qualifying product. Interest Only (IO) for the first 12 months, reverting to Principal & Interest (P&I) for the remainder (29 yrs). Credit impairment can be considered, especially for life events. ERF can be avoided with an increased Application Fee of 0.25% (Company / Corporate Trustee borrowers). Rates and fees are subject to change without notice - refer to your BDM for confirmation of current rates and fees.		
		Redraw:	Available on builds with max 2 dwellings only.

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	Alddoc Checklist		Full Doc Checklist
Income:	☐ Accountants Declaration (on letterhead) or 6 months ATO lodged BAS Statements <i>plus</i> ☐ Self Employed Borrower Repayment Declaration ☐ Proof of rental income from real estate agent (if applicable). ☐ Letter from real estate agent advising the expected rent to be received and the address of the property. ☐ Written confirmation (email) from Accountant confirming wages paid to owners and capital purchases in the period for BAS statements provided (BAS only)	Income:	☐ 2 years full Tax Returns and Business financials (self-employed); and ☐ 2 years full tax returns and Notice of Assessments for self employed ☐ Last 2 payslips & employment letter / contract (employees) ☐ Full copy of Contract for the Salary Sacrifice Arrangement detailing deductions and copy of latest statement ☐ Proof of rental income from real estate agent (if applicable).
Contracts:	☐ Contract of Sale (purchase) ☐ Fixed Price Building Contract - standard progress payments ☐ Council approved plans & specifications. ☐ Building / planning permits ☐ Builders All Risk insurance and BSA registration ☐ Certificate of insurance from BSA ☐ GST Declaration [where applicable]	Contracts:	☐ Contract of Sale (purchase) ☐ Fixed Price Building Contract – standard Progress payments ☐ Council approved plans & specifications. ☐ Building / planning permits ☐ Builders All Risk insurance and BSA registration ☐ Certificate of insurance from BSA ☐ GST Declaration [where applicable]
Proof of Ownership:	Rates notice for existing security.	Proof of Ownership:	Rates notice for existing security.
Broker Forms:	☐ Fact Find.	Broker Forms:	☐ Fact Find.
Identification:	☐ Fully completed Customer ID KYC VOI form with clear certified copies of ID for the category selected or ☐ Australia Post VOI Form	Identification:	☐ Fully completed Customer ID KYC VOI form with clear certified copies of ID for the category selected or ☐ Australia Post VOI Form
Statements:	☐ Min. 6 months loan statement for existing loans being refinanced. ☐ Savings statements showing proof of funds to complete.	Statements:	☐ Min. 6 months loan statement for existing loans being refinanced. ☐ Savings statements showing proof of funds to complete.
Other:	☐ Stat Dec for Gifted Funds (if applicable). ☐ Copy of Certified Trust Deed (if applicable) ☐ Corporate Tree from Accountant (if multiple companies or Trusts).	Other:	☐ Stat Dec for Gifted Funds (if applicable) ☐ Copy of Certified Trust Deed (if applicable). ☐ Corporate Tree from Accountant (if multiple companies or Trusts).
Child Support (if applicable):	☐ Latest CSA assessment notice and ☐ 6 months bank statements confirming regular payments received.	Child Support (if applicable):	☐ 6 months CSA assessment notice and ☐ 6 months bank statements confirming regular payments received.