

## NDIS & Co-Living loans

Broker use only



Fixed and variable rates options



Redraw capabilities



Flexible repayment options



Visa Debit card functionality



Offset accounts and loan splits



Online accessibility (desktop and mobile app)

## Why Granite Home Loans?

Established in 2018, Granite Home Loans is for brokers. By providing innovative SMSF, NDIS and Lender Paid LMI products, through our partnerships we offer innovative home loan solutions at competitive rates.

Granite delivers across each step of the home loan journey, providing personalised services, tailored products, and support from a well-respected team of mortgage lending experts and credit analysts to ensure every loan is handled with expert care from enquiry to settlement.

# NDIS & Co-Living loans

NDIS properties are being recognised as one of the best rental yielding property types, hence the reason many investors are keen to enter the market. This product allows us to use the full rental and value potential of these type of properties. Our NDIS product is available for both established Residential NDIS compliant property and for construction of Residential NDIS compliant property. This methodology is also used for Co-Living properties.

## Key features

<b>Investors</b>	Individuals, companies, trusts
<b>Payments</b>	Principal and Interest
<b>Maximum loan term</b>	25 years (300 months)
<b>Maximum LVR</b>	90%
<b>Maximum loan amount</b>	\$1,250,000 (construction) \$1,500,000 (established)
<b>Purpose built SDA compliant property</b>	Yes
<b>Specialist SDA valuations undertaken</b>	Yes
<b>Offset account</b>	Available activated after construction
<b>Redraw</b>	Yes
<b>Visa debit card</b>	Yes
<b>Multiple loan splits</b>	Available
<b>Repayment frequency</b>	Weekly, fortnightly and monthly
<b>Fixed rate option</b>	Available. Refer rate card
<b>Transaction functionality</b>	Unlimited transactions via internet, phone, BPay, debit card, ATM
<b>Make additional payments</b>	Up to \$20,000 p.a. for fixed rate splits
<b>Repayment method</b>	Salary credit/direct debit
<b>Cash out available</b>	Not applicable

## Simple product requirements

<b>Property purpose</b>	Residential NDIS & Co-Living
<b>Credit history</b>	Clear credit history
<b>Employment type</b>	PAYG/Self employed Full income documentation over 2 years
<b>SDA income</b>	80% of SDA income

## Fees and options

<b>NDIS application fee</b>	Nil
<b>Annual fee</b>	\$295** **No Annual Fee is applicable to Owner Occupied variable rate loans ≤ 80%
<b>Fixed rate lock fee</b>	≤ 4 years \$495, > 4 years \$795
<b>Construction admin fee</b>	\$750
<b>Construction progress draw fee</b>	\$980 for Cat 1 locations. Up to \$2,850 for Cat 2 and regional (additional travel costs may apply for regional locations)
<b>Discharge fee</b>	\$795
<b>Account variation fee</b>	\$250
<b>Facility variation fee</b>	\$450
<b>Solicitor Doc fee</b>	\$275 + disbursements. Document reissue fee \$110
<b>Valuation fee</b>	At cost

Terms, conditions and eligibility criteria apply. Information provided is accurate as at the issue date and is subject to change without notice. Origin Mortgage Management Services is a division of Columbus Capital Pty Limited ABN 51 119 531 252 AFSL & Australian Credit Licence 337303.

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