

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

Investors	Individuals, companies, trusts
Payments	Principal and Interest
Maximum loan term	25 years (300 months)
Maximum LVR	90%
Maximum loan amount	\$2,000,000 (construction) \$2,500,000 (established)
Purpose built SDA compliant property	Yes
Specialist SDA valuations undertaken	Yes
Offset account	Available activated after construction
Redraw	Yes
Visa debit card	Yes
Multiple loan splits	Available
Repayment frequency	Weekly, fortnightly and monthly
Fixed rate option	Available. Refer rate card
Transaction functionality	Unlimited transactions via internet, phone, BPay, debit card, ATM
Make additional payments	Up to \$20,000 p.a. for fixed rate splits
Repayment method	Salary credit/direct debit
Cash out available	Up to 80% LVR

Simple product requirements

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

Fees and options

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

 1300 232 999

 info@granitehomeloans.com.au

 granitehomeloans.com.au