

NDIS loans

Broker use only



NDIS Rental used in servicing



Redraw capabilities



Flexible repayment options



Visa Debit card functionality



Offset accounts and loan splits



Online accessibility (desktop and mobile app)

Why Granite?

Established in 2018, is designed to meet the needs of brokers and their clients.

Granite exclusively distributes products through aggregators and brokers and has a particular focus on delivering innovative and niche loan solutions.

NDIS loans

Key features

Investors	Non-trading companies/trusts (1 day old OK)
Payments	Principal and Interest (I/O During Construction)
Maximum loan term	25 years (300 months)
Maximum LVR	80% of Established 80% of Land and Build Contract (Confirmed via valuation)
Maximum loan amount	\$2,000,000 (construction) \$2,500,000 (established)
Security Location Postcodes**	5,000 min population, or within 25km of 25,000 population. (Refer postcode matrix for restrictions).
Specialist SDA valuations undertaken	Yes
Offset account	Available after construction
Redraw	Yes
Visa debit card	Yes
Multiple loan splits	Available
Repayment frequency	Weekly, fortnightly and monthly
Fixed rate option	Available. Refer to rate card
Transaction functionality	Unlimited transactions via internet, phone, BPay, debit card, ATM
Make additional payments	Variable: Unlimited Fixed: Up to \$20,000 p.a.
Repayment method	Salary, rental credit/direct debit
Cash out	Up to 80% LVR after fully tenanted
Number of NDIS per investor household	One property under construction at any time. First property must have at least one tenant prior to starting a second. Maximum of 2 completed NDIS properties per household.

Product requirements

Property purpose	Residential NDIS
Credit history	Clear credit history
Accepted NDIS serviceability income	70% of gross income
Serviceability test	All guarantor debts, income, expenses must be included in servicing calculations, and entered into LoanApp. Standard employment and income policies apply.
Customer SDA due diligence	SDA letter, or due diligence report, AND Independent Financial Advice (accountant / financial adviser)
Liquidity Test	5% personal liquid assets including cash (held for min. 3 months), shares, redraw, term deposit

Fees and options

NDIS application fee	Nil
Annual fee	\$295* *No Annual Fee is applicable to Owner Occupied variable rate loans ≤ 80%
Rate lock fee	\$495
Construction admin fee	\$750
Construction progress draw fee	\$980 for metro locations. Up to \$2,850 for non-metro (additional travel costs may apply for regional locations)
Discharge fee	\$795
Account variation fee	\$250
Facility variation fee	\$450
Solicitor doc fee	\$550 + disbursements. Document reissue fee \$110
Valuation fee	At cost (estimate \$2,750+GST)
Application rework fee	\$250 payable if rework required post formal approval. Additional Legals may apply.

** Maximum 10% concentration limit for any development by new estates/sub-divisions postcodes and the like.

Terms, conditions and eligibility criteria apply. Information provided is accurate as at the issue date and is subject to change without notice.

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