

Construction (Standard)

Broker use only



Variable rate and fixed rate options



Redraw capabilities²



Flexible repayment options



Visa Debit card functionality²



Offset accounts and loan splits²



Online accessibility (desktop and mobile)²

Why Granite Home Loans?

Established in 2018, Granite Home Loans is for brokers. We provide innovative products, including SMSF, NDIS and Lender Paid LMI, through brokers 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.

Construction (Standard)

Available for both owner occupiers and investors, our construction product offers a feature-rich home loan, enabling borrowers to build their investment property or dream home.

Key features

Payments	Interest Only for construction period (12 months) Principal and Interest for the remainder
Maximum loan term	30 years
Maximum LVR	95%
Maximum loan amount	\$3,000,000 ≤ 80% LVR \$2,000,000 ≤ 90% LVR \$1,750,000 ≤ 95% LVR
LMI applicable	Applies above >80% LVR
Residential	Construction Investment Construction Owner Occupied
Offset account²	Yes
Redraw²	Yes
Visa debit card²	Yes
Multiple loan splits²	Available
Repayment frequency	Weekly, fortnightly and monthly
Fixed rate option	Available once construction is complete
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/debit
Cash out available	Not applicable

Simple product requirements

Property purpose	Residential investment or Owner Occupied Property
Credit history	Clear credit history
Employment type	PAYG/Self employed Full documentation loan
Acceptable borrowers	Australian citizens or permanent residents

Fees and options

Annual fee	\$295** **No Annual Fee is applicable to Owner Occupied variable rate loans ≤ 80% LVR
Fixed rate lock fee	≤ 4 years \$495, > 4 years \$795
Construction admin fee	\$750
Construction progress val fee¹	\$880 (Ex GST)
Discharge fee	\$795
Account variation fee	\$250
Facility variation fee	\$450
Solicitor Doc fee¹	\$275 + disbursements (Ex GST)
Valuation fee¹	At cost

1. Third party fees, including those from solicitors, are subject to Goods and Services Tax (GST) and quoted exclusive of GST.

2. Available after the construction period

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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