

Co-Living loans

Broker use only



Niche product catering to modern needs



No annual loan review



No liquidity test required



Funding up to 12 bedroom property

Brokers **build** brighter **futures** for their clients.

Granite is **built** to provide brokers with **competitive, innovative, and niche** products.

Making Granite the **rock-solid** choice for brokers.

Co-Living loans

Co-Living (also known as Rooming House) properties are recognised as a solid rental-yielding property type. Granite Co-Living Loans are available for existing Co-Living-compliant properties and for constructing Co-Living-compliant properties. Note: Co-Living is not a boarding house. Co-Living accommodation provides private living spaces with en suite bathrooms and private kitchens for the residents.

Key features	
Investors	Individuals, non-trading companies, discretionary trusts
Payments	Principal and Interest Interest only
Maximum loan term	360 months (P&I)
Maximum interest only terms	15 months (during construction) 60 months (non-construction loans)
Maximum LVR	80%
Maximum loan amount	\$3,500,000
Purpose built Co-Living compliant property	Yes
Specialist 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 to rate card
Transaction functionality	Unlimited transactions via internet, phone, BPay, debit card, ATM
Make additional payments	Variable rate: Unlimited Fixed rate: Up to \$20,000 p.a.
Repayment method	Salary credit/direct debit
Cash out	Up to 80% LVR

Product requirements	
Property purpose	Co-Living
Credit history	Clear credit history
Employment type	PAYG/Self employed Full income documentation over 2 years

Fees and options	
Annual fee	\$295
Fixed rate lock fee	\$495
Construction admin fee	\$750
Construction progress draw fee	\$980 for Inner-City and Metro locations (Cat 1). Up to \$2,850 for Non-Metro and Regional locations (Cat 2). (additional travel costs may apply for regional locations)
Construction Risk Fee / Lender Protection Fee	Please refer to the Granite Risk Fee Chart for Lenders Protection or Construction Risk Fees
Discharge fee	\$795
Account variation fee	\$250
Facility variation fee	\$450
Solicitor doc fee ¹	\$550 + disbursements. Document reissue fee \$110
Valuation fee ¹	At cost
Application rework fee	\$250 payable if rework required post formal approval. Additional Legals may apply.

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

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

[*Click here to refer Postcode Matrix for max amounts and details](#)

 **1300 232 999**
Option 5 for scenarios

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