Construction Loan

Purchase Only

Homepay Standard - Build Now, Pay Later Construction Loan

Rates are effective for loans settled with Granite Home Loans from 23rd November 2026

All Residential Properties	LVR	Variable Rate
Home Loans ≤ $3m	≤70%	6.69%
	≤80%	6.79%
	≤90%	6.89%
	≤92%	6.99%
Investment loading	+	0.20%
Interest only loading	+	0.20%

✓ **Designed as an option for clients who are:**
- **Clients** seeking paused mortgage repayments on their build **and** land
- **Clients** who would benefit from lower servicing buffers

✓ **Servicing Buffers**
- Variable - **2%**

✓ **Maximum Loan-To-Value Ratio (LVR's)**
- **Owner Occupied** First Split max LVR 92%. Max total LVR approx 102.9%
- **Investment** Second Split max LVR 90%. Max total LVR approx 100%
- Refer to diagram on page 3. Max Loan size <$3.0m

✓ **Interest Allowance**
- Refer to calculator or page 4

✓ **Construction Risk Fee (LMI)**
- Calculated on split 1 LVR only. Required where the First Split above 80% LVR.
- Owner Occupied & Investor - refer to online calculator

Comparison rate based on a loan of $150,000 over a term of 25 years. This comparison rate is true only for the example given and may not include all fees and charges. Different terms, fees or other loan amounts might result in a different comparison rate. Terms, conditions and eligibility criteria apply. Information provided is accurate as at the issue date and is subject to change without notice. Full details of terms and conditions available upon application.

Product Features

Repayment Options	P&I and Interest Only (No repayments during construction period up to 12 months)
Interest only	During construction. Loading applies. Repayments allowed post construction for applications with total LVR ≤90% only for maximum 24 months.
Loan reason	Owner Occupied & Investment
Loan purpose	Construction
Loan terms	360 Months, 12 months for construction
Max loan amount	$3,000,000
Max Borrower exposure	$10,000,000
Acceptable securities	As per lending policy
Offset account	Available
Split Loans	Available to split your loan into more than one portion
Redraw	Available after final draw down
Cash out/Equity Release	Available (LVR restrictions apply)
Extra Repayments	Up to $20,000 pa (fixed, incl balance held in offset), Unlimited (variable)
Visa debit card	Available for Australian residents and only, during the construction period, if an offset account is linked to the loan; or after the construction period.
Regional Postcodes	Max LVR 80%, Max Loan $2,000,000
Voluntary Repayments	Unlimited without penalty

Click here for Postcode Matrix

Order Residential Vals Here

Fees and Charges

Standard	
Annual Facility Fee	$379
Construction Admin Fee	$750
Third Party Fee (Solicitor Doc Fee)	$297 + incidentals + GST
Valuation Fee	Waived
Construction Progress Val Fee	$880 in total (excl. GST)

Only as applicable	
Discharge Fee	$795
Account Variation fee	$250
Facility Variation fee	$450

Commissions

Upfront 0.65% + GST. Trail 0.15% + GST. Paid on 1st split only.

A Loan account variation fee may apply when changes are made to a loan account or its features (such as repayment frequency, loan structure, or linked accounts). Any applicable fees will be disclosed before the change is processed.
A Loan facility variation fee may apply if a request change to a loan alters its structure, terms, or risk profile. This can include changes such as increasing the loan amount, extending loan term, adding or removing borrowers, or substituting the security property. These types of changes may require a reassessment of the loan.

Homepay Construction Loans - Accredited Builders Only

All builds using a Homepay construction loan must be built by a builder who has passed Homepay's auditing framework that validates their build time, quality and financial solvency.
For a list of available builders visit the Homepay website: www.homepayaus.com.au

Interest Allowance

LVR ≤ 74%	6.05%
LVR ≤ 75%	6.10%
LVR ≤ 76%	6.15%
LVR ≤ 77%	6.15%
LVR ≤ 78%	6.20%
LVR ≤ 79%	6.20%
LVR ≤ 80%	6.20%
LVR ≤ 81%	6.45%
LVR ≤ 82%	6.45%
LVR ≤ 83%	6.50%
LVR ≤ 84%	6.55%
LVR ≤ 85%	6.60%
LVR ≤ 86%	6.65%
LVR ≤ 87%	6.65%
LVR ≤ 88%	6.65%
LVR ≤ 89%	6.70%
LVR ≤ 90%	6.75%
LVR ≤ 91%	6.75%
LVR ≤ 92%	6.80%

Construction Risk Fee

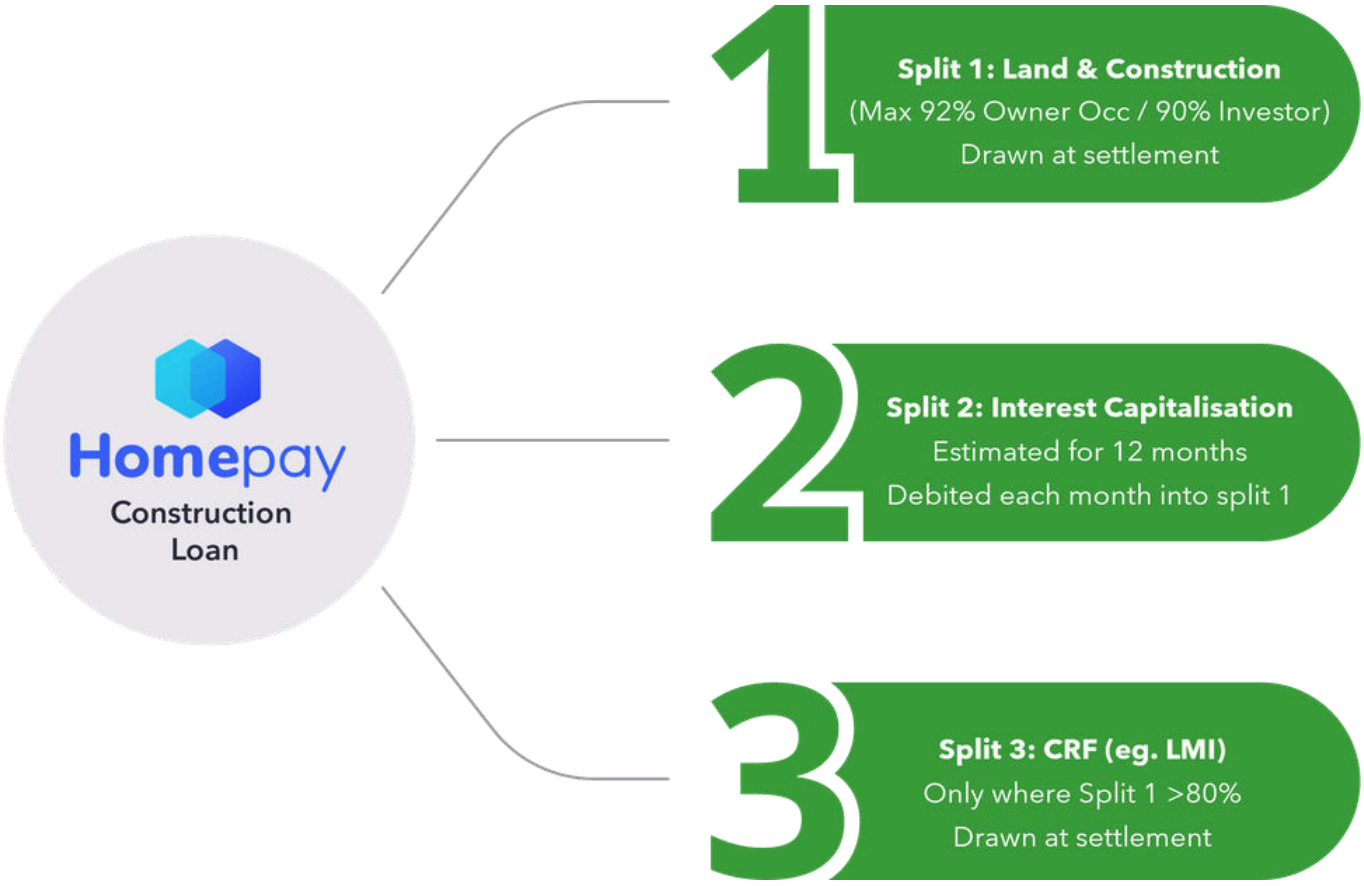
Please refer to the Risk Fees

Loan Structure - Homepay Standard

The use of three splits is used to enable the ability to debit interest from Split 2 into Split 1 each month on behalf of the client. This enables the client to not have to make any out of pocket repayments during their eligible period.

Importantly, all splits have:

1. **Identical loan terms**
2. **Identical Interest rates**



- ✓ **Interest rates and CRF** are based on **Split 1 LVR only** and not all 3 splits!
- ✓ **The Total LVR** will be Split 1 + Split 2 + Split 3

The Granite Homepay Servicing Calculator calculates all splits automatically. Access on the broker portal.

Terms and conditions & lending criteria applies. Full details of terms and conditions available upon application. This is a guide only and subject to change at any time without notice.

Paused Repayments Explained

Traditional Loans

With a traditional construction loan, you make interest repayments as the build progresses. Each time the builder is paid for a stage (slab, frame, etc.) your loan balance and therefore your interest costs increase.

Homepay Construction Loans

With a Homepay Construction Loan via Granite Home Loans ACL 516104, these repayments are paused for up to 12 months from settlement on both your build **and** land. This is the benefit of the product.

How it Works

- The lender estimates the interest likely to accrue during the 12-month pause and sets these funds aside upfront. This is called an **"interest allowance"**.
- The **interest allowance** is included in your total loan balance and is used to cover the out-of-pocket repayments from you.
- The **actual monthly interest repayment** drawn down from the interest allowance will be calculated based on the drawn-down balance of the loan at the time eg. as the build progresses. Therefore, interest **is not** being charged on the total interest allowance from settlement, only on the drawn down balance.
- The estimate is based on a standard construction timeline with a safety buffer, to reduce the risk of early repayment requirements. However, if the **interest allowance** is fully drawn, you will be required to begin out-of-pocket repayments. This may occur within the 12-month period or before construction is complete.

Example

- If rain delays a building stage, a traditional loan would continue charging interest on the drawn balance. With a Homepay construction loan, the buffer is designed to cover these variations so repayments can remain paused for up to 12 months or until the **interest allowance** is fully drawn.
- However, for a larger home, the **interest allowance** may be fully utilised before completion of the property, in which case normal interest-only repayments would commence at that time until completion.

Build completed early?

If your build finishes sooner than expected, you may:

1. Start repayments immediately (with unused interest credited back as a permanent principal reduction to reduce your loan balance), or
2. Continue the repayment pause until the interest allowance is fully drawn or 12 months, whichever is first.

Important Information & Disclaimers

- This material is general in nature and does not consider your objectives, financial situation, or needs. Independent financial and legal advice is recommended.
- The repayment pause is subject to credit approval, eligibility criteria, and sufficient buffer allocation. If actual costs exceed estimates, repayments may commence earlier.
- Interest is capitalised into your loan. This may result in higher repayments after the pause period.
- Other lenders may offer different construction loan features, including capitalisation of interest.

Mortgage Broker Guidance Only.

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Capitalised Interest - Calculations

Homepay Construction Loan

The below table provides an estimate of the interest amount capitalised for a loan based on the **Split 1 Primary Mortgage LVR**. This is calculated based on the data inputted into the Homepay Servicing Calcutor for the Land and Construction costs.

Capitalised Interest % - Calculated off the Split 1 Primary Mortgage LVR

Capitalisation rates are changed periodically to align with market interest rate changes.

Reminder! Early Completion

If the build finishes sooner than the 12 month period, the client may:

- Start repayments immediately (with unused interest credited back to reduce their loan balance), or
- Continue the repayment pause until the interest allowance account balance is fully drawn.

The Granite Homepay Servicing Calculator calculates all amounts automatically.

Internal Mortgage Broker guidance only. Not for customer distribution.
Rates subject to change without notice
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