




Broker Product Guide

August 2025

1 The full spectrum of specialist borrower profiles

 Prime  Near Prime  Specialist

2 Across a broader range of products



Residential



Commercial



SMSF



Construction




Retained
Stock





Non-Resident
& Expat

3 Digitally streamlined approval process

 Delivering a faster and more consistent assessment

4 Committed to support you and your customers

 No ongoing borrower fees on any products

 No clawbacks

Built for Broker™

This guide is for use by ORDE accredited brokers only and not for distribution to any other party.

Product Overview

The ORDE Residential Product caters to both PAYG and self-employed applicants to assist them in meeting their loan objectives where residential property is available as security. Whether purchase, refinance, cash out or consolidation, ORDE understands your customer's past to help them reach their future goals.

Product Parameters

Maximum LVR 80%
Loan Size: \$100,000 ≤ \$3,000,000
Owner-occupied or Investment
Individual, Company or Trust
Maximum Loan Term 30 years
P&I or IO (Max 5 years)
Maximum 4 splits
Free Redraw

Key Niches

Full Doc or Alt Doc
Vacant Land Acceptable
No Monthly or Annual Fees
Unlimited cash out

Customer Profile

	Prime	Near Prime	Near Prime +	Specialist	Specialist +
Debt Consolidation	Unlimited personal or business debts				
Private Loan	Evidenced conduct	Capitalised Interest			
Cash Out	Unlimited for acceptable stated purpose				
Vacant Land	Acceptable – Refer to Vacant Land product			Not Acceptable	
Max Land Size	Unlimited (on application)				
Location	Cat 1, 2, 3 & 4				
Max Exposure	\$10m (Individual exposures above \$5m should be discussed with your BDM)				
Permanent FT/PT	6 Months Current or 12 Months Industry	3 Months Current or 12 Months Industry			
Casual	12 Months Current	6 Months Current or 12 Months Industry			
Self Employed	ABN Minimum 24 Months (consecutive ABN structures acceptable) GST Minimum 12 Months	ABN Minimum 12 Months GST Minimum 6 Months		ABN Minimum 6 Months GST Minimum 6 Months	
Documentation – PAYG	Last 2 Payslips plus one of: <ul style="list-style-type: none">Income Statement from MyGovEmployment Letter3 months Bank Statements evidencing salary credits				
Documentation – SE Full Doc	Most recent (1) year Company & Personal Tax Returns & Notice of Assessments Most recent (1) year Financials (if available) Most recent BAS or 3 months Business Trading Statements if tax return is > 6 months old				
Documentation – SE Alt Doc	Declaration of Financial position plus one of: <ul style="list-style-type: none">ORDE Accountant’s Letter6 months BAS6 months Bank Statements				
Paid Defaults	Up to \$500	Unlimited up to \$1,000 accepted			
		Up to 2 where listed 12 months ago	Unlimited		
Unlimited Unpaid Defaults	No	Up to \$1,000 accepted	Where listed over 12 months ago	Where listed over 6 months ago	Yes
Mortgage Arrears	No Arrears	< 1 month (paid)	1 month	3 months	> 3 months
Other Arrears	No Arrears	1 month	3 months	> 3 months	> 3 months
Discharged Bankruptcy	No	From 1 year	From 1 day		

Residential – P&I Interest Rates on loan sizes ≤ \$3,000,000

FULL DOC

	≤65%	≤75%	≤80%
Prime	6.49%	6.64%	6.74%
Near Prime	6.99%	7.09%	7.24%
Near Prime +	7.24%	7.34%	7.44%
Specialist	7.74%	7.99%	8.49%
Specialist +	9.14%	9.34%	9.94%

ALT DOC

	≤65%	≤75%	≤80%
Prime	6.59%	6.69%	6.79%
Near Prime	7.14%	7.24%	7.44%
Near Prime +	7.44%	7.54%	7.84%
Specialist	8.14%	8.24%	8.59%
Specialist +	9.39%	9.59%	10.09%

Fees and Charges

APPLICATION FEE

		Prime	Near Prime	Near Prime +	Specialist	Specialist +
Full Doc	≤70%	0.35%	0.35%	0.50%	1.00%	1.00%
	≤80%	0.35%	0.35%	1.00%	1.50%	1.50%
Alt Doc	≤70%	0.50%	0.50%	1.00%	1.25%	1.50%
	≤80%	0.50%	0.75%	1.25%	1.50%	1.75%

VALUATION FEE* From \$330

ONGOING FEE \$0

SOLICITORS FEE At Cost ~\$500

DISCHARGE FEE \$450 plus solicitor fees

EARLY REPAYMENT FEE Unregulated loans only: 1.50% of original loan amount within 3 years

*Payable before valuation is ordered

Applicable Loadings

	Interest Rate	Application Fee*
Interest Only	0.30%	N/A
Investment Property	0.30%	N/A
Acreage > 25	From 1.00%	0.75%
Loan size \$2.0m ≤ \$3.0m	0-25% Waived	0.35%

*Loading applies to existing application fee except where a fixed dollar fee applies, in which case the loading replaces the existing application fee.

Loan Size Limits

Prime	≤80%	\$3,000,000
Near Prime Near Prime +	≤75%	\$3,000,000
	≤80%	\$2,000,000
Specialist	≤75%	\$1,500,000
	≤80%	\$1,250,000
Specialist +	≤75%	\$1,250,000
	≤80%	\$1,000,000

Need an alternative solution? ORDE has you covered.

Residential

Commercial

SMSF

Construction

Retained
Stock

Non-Resident
& Expat

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Product Overview

The ORDE Prestige product provides funding for any reasonable purpose utilising prestige residential property as security.

Product Parameters

Loans from \$3,000,000 to \$5,000,000

Individual, Company or Trust

Full and Alt Doc Income Verification

Prime profiles

Loan terms to 30 years

Principal and Interest or Interest Only

Interest Rates on loan sizes \$3,000,000 ≤ \$5,000,000

FULL DOC & ALT DOC

	≤65%	≤70%	≤75%
Prime	7.24%	7.79%	7.89%
Investment Property	Waived		
Interest Only	Waived		

Fees and Charges

APPLICATION FEE	1.25%
VALUATION FEE*	From \$330
SOLICITORS FEE	At Cost ~\$500
ONGOING FEE	\$0
DISCHARGE FEE	\$450 plus solicitor fees
EARLY REPAYMENT FEE	Unregulated loans only: 1.50% of original loan amount within 3 years

*Payable before valuation is ordered

Loan Size Limits

	LVR	Metro (Sydney / Melbourne / Brisbane)	Metro (All other Capital Cities)	Cat 1 & 2
Prime	≤75%	\$3,500,000	N/A	N/A
	≤70%	\$5,000,000	N/A	N/A
	≤60%	\$5,000,000	\$5,000,000	\$3,500,000

Key Information

	Prime
Purpose	Any reasonable purpose including purchase, refinance, consolidation or equity release
Cashout	Unlimited for acceptable stated purpose
Acceptable Securities	Residential security excluding Vacant Land
Max Exposure	\$7.5m (Individual exposures above \$5m should be discussed with your BDM)
Income	Permanent PAYG, Self Employed (Full or Alt Doc) and Rental Income
Self Employed	ABN Minimum 24 Months GST Minimum 12 Months

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Residential



Commercial



SMSF



Construction



Retained Stock



Non-Resident & Expat

Product Overview

The ORDE Vacant Land Product caters for both owner-occupiers and investors seeking to purchase, refinance or release equity from residential or commercial vacant land.

Product Parameters

Max 75% LVR Residential

Max 65% LVR Commercial

Loan size \$100,000 - \$2,000,000

Owner Occupied or Investment

Individual, Company or Trust

P&I or IO (max 5 years)

Key Niches

Full Doc or Alt Doc

No Monthly or Annual Fees

Loan terms up to 30 years

1.25 Minimum ICR and no annual reviews on Commercial

No interest only or investment loading

Interest Rates

FULL DOC & ALT DOC

	Residential	
	≤65%	≤75%
Prime	7.89%	8.09%
Near Prime	8.29%	8.49%
Near Prime +	8.74%	8.94%

	Residential HBU^	Commercial
	≤65%	≤65%
Prime	9.49%	9.69%

^For Vacant Land or uninhabitable dwellings deemed to be Highest and Best Use for >2 dwellings.

Fees and Charges

APPLICATION FEE	Residential 1.25% Commercial 1.50%
VALUATION FEE*	Residential from \$330 Commercial from \$1,100
SOLICITORS FEE	Residential - At Cost ~\$500 Commercial - At Cost ~\$1,200
ONGOING FEE	\$0
DISCHARGE FEE	\$450 plus solicitor fees
EARLY REPAYMENT FEE	Unregulated loans only: 1.50% of original loan amount within 3 years

*Payable before valuation is ordered

Loan Size Limits

LVR	Residential Cat 1	Residential Cat 2	Residential HBU Cat 1	Residential HBU Cat 2	Commercial Cat 1
≤65%	\$2,000,000	\$1,250,000	\$2,000,000	\$1,750,000	\$2,000,000
≤70%	\$1,500,000	\$750,000	N/A	N/A	N/A
≤75%	\$1,000,000	N/A	N/A	N/A	N/A

Key Information

Acceptable Securities	Residential Cat 1 & 2 – Max 5 Acres Residential HBU Cat 1 & 2 – Max 1 Acre Commercial Cat 1 – Max 1 Acre
Intention to Construct	Refer to Construction Product – when migrating from Vacant Land product to Construction new application required and additional fees may apply
Customer Profile	Refer to Residential or Commercial Customer Profile requirements

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Residential | Commercial | SMSF | Construction | Retained Stock | Non-Resident & Expat

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Product Overview

The ORDE Residential Construction product provides funding for house and land packages, new builds, and significant renovations.

Product Parameters

Loans up to \$2,500,000

Owner Occupied or Investment

Full and Alt Doc Income Verification

Prime & Near Prime profiles

Up to two dwellings on one title

Up to 5 years' Interest Only

Interest Rates on loan sizes ≤ \$2,000,000

FULL DOC & ALT DOC

	≤65%	≤75%	≤80%
Prime	7.89%	8.09%	8.29%
Near Prime	8.29%	8.49%	8.69%
Post Construction	Standard Residential Rates		

Loan Size Limits

LVR	Cat 1	Cat 2
≤80%	\$2,500,000	\$1,500,000

Key Information

	Prime	Near Prime
Purpose	Construction of residential property or significant home renovations by a licensed / registered builder	
Redraw	Free redraw available after construction period	
Acceptable Securities	Residential Vacant Land (max 5 Acres) and established residential properties	
Construction Commencement	Construction must commence within 3 months of settlement. For Vacant Land purchases where construction commencement will exceed this limit refer to Vacant Land Product.	
Construction Period	Construction must be completed within 12 months. Upon completion of the construction period, the interest rate will convert to the standard rate for the product, unless in arrears.	
Documents Required	Fixed Price Build Contract Formal build tender including proposed drawdown schedule Final plans Build specifications Quotes for works outside of Build Contract Copy of Planning Permit / Development Approval as required	
Self Employed	ABN Minimum 24 Months (consecutive ABN structures acceptable) GST Minimum 12 Months	ABN Minimum 12 Months GST Minimum 6 Months
Income Verification	As per standard Full Doc or Alt Doc requirements. Servicing based on a maximum 28-year Principal term. No interest capitalisation options are available.	

Fees and Charges

APPLICATION FEE	1.25%
VALUATION FEE*	From \$330
SOLICITORS FEE	At Cost ~\$500
ONGOING FEE	\$0
DISCHARGE FEE	\$450 plus solicitor fees
EARLY REPAYMENT FEE	Unregulated loans only: 1.50% of original loan amount within 3 years

*Payable before valuation is ordered

Applicable Loadings

	Interest Rate	Application Fee
Investment	N/A	N/A
Interest Only	N/A	N/A
Loan size >\$2m	0.25%	N/A

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Product Overview

The ORDE Commercial Product caters to both owner-occupiers and investors seeking to purchase, refinance or release equity from commercial real estate. ORDE provides flexibility to our customers in verifying their income and provides a set and forget facility to help meet their long-term objectives.

Product Parameters

Maximum LVR 80%
Loan Size: \$100,000 ≤ \$5,000,000
Owner-occupied or Investment
Individual, Company or Trust
Loan Term 1-30 years
P&I or IO (Max 5 years)
Category 1 & 2 Postcodes only
Free Redraw

Key Niches

Full Doc, Lease Doc or Alt Doc
Set and Forget – No Annual Reviews
No Monthly or Annual Fees
No Commitment Fee
1.25x Minimum ICR
No Interest Only Loading

Customer Profile

	Prime	Near Prime	Near Prime +
Debt Consolidation	Unlimited debts		
Cash Out	Unlimited for acceptable stated purpose		
Acceptable Securities	Office, Warehouse, Factory, Retail Premises, Light Industrial & Vacant Land (max 65%) – refer to Vacant Land product for Commercial Vacant Land securities *Specialised securities considered case by case		
Max Exposure	\$10m (Individual exposures above \$5m should be discussed with your BDM)		
Permanent FT/PT	6 Months Current or 12 Months Industry	3 Months Current or 12 Months Industry	
Casual	12 Months Current	6 Months Current or 12 Months Industry	
Self Employed	ABN Minimum 24 Months (consecutive ABN structures acceptable) GST Minimum 12 Months	ABN Minimum 12 Months GST Minimum 6 Months	
Documentation – PAYG	Last 2 Payslips plus one of: <ul style="list-style-type: none">Income Statement from MyGovEmployment Letter3 months Bank Statements evidencing salary credits		
Documentation – SE Full Doc	Most recent (1) year Company & Personal Tax Returns & Notice of Assessments Most recent (1) year Financials (if available) Most recent BAS or 3 months Business Trading Statements if tax return is > 6 months old		
Documentation – SE Alt Doc	Declaration of Financial position plus one of: <ul style="list-style-type: none">ORDE Accountant’s Letter6 months BAS6 months Bank Statements		
Lease Doc – Term Remaining	3 years (including options)	2 years (including options)	1 year (including options)
Minimum ICR	1.25x – Full Doc / Alt Doc 1.40x – Lease Doc		
Paid Defaults	Up to \$500	Unlimited up to \$1,000 accepted	
		Up to 2 where listed 12 months ago	Unlimited
Unlimited Unpaid Defaults	No	Up to \$1,000 accepted	Where listed over 12 months ago
Mortgage Arrears	No Arrears	< 1 month (paid)	1 month
Other Arrears	No Arrears	1 month	3 months
Discharged Bankruptcy	No	From 1 year	From 1 day

Commercial – Interest Rates on loan sizes ≤ \$3,000,000

FULL DOC & LEASE DOC

	≤50%	≤65%	≤75%	≤80%
Prime	7.44%	7.44%	7.94%	8.44%
Near Prime	7.99%	8.04%	8.24%	N/A
Near Prime +	8.49%	8.54%	8.74%	N/A

ALT DOC

	≤50%	≤65%	≤75%	≤80%
Prime	7.99%	8.19%	8.49%	9.19%
Near Prime	8.39%	8.59%	8.89%	N/A
Near Prime +	8.89%	9.09%	9.39%	N/A

Commercial – Interest Rates on loan sizes \$3,000,000 ≤ \$5,000,000

	≤50%	≤65%	≤70%
Prime	7.74%	7.94%	8.39%

	≤50%	≤65%	≤70%
Prime	8.24%	8.44%	8.64%

Fees and Charges

APPLICATION FEE

		Prime	Near Prime	Near Prime +
Full Doc & Lease Doc	≤70%	0.85%	1.00%	1.50%
	≤75%	0.85%	1.25%	1.50%
	≤80%	1.00%	N/A	N/A
	>\$3m	1.25%	N/A	N/A
Alt Doc	≤70%	1.00%	1.00%	1.50%
	≤75%	1.00%	1.25%	1.50%
	≤80%	1.00%	N/A	N/A
	>\$3m	1.25%	N/A	N/A

VALUATION FEE* From \$1,100

ONGOING FEE \$0

SOLICITORS FEE At Cost ~\$1,200

DISCHARGE FEE \$450 plus solicitor fees

*Payable before valuation is ordered

EARLY REPAYMENT FEE 1.50% of original loan amount within 3 years

Loan Size Limits

FULL DOC & LEASE DOC

Prime	≤80%^	\$3,000,000
	≤70%	\$4,000,000
	≤65%	\$5,000,000
Near Prime	≤75%	\$3,000,000
Near Prime +	≤75%	\$2,000,000
	≤70%	\$3,000,000

ALT DOC

Prime	≤80%^	\$3,000,000
	≤70%	\$4,000,000
	≤65%	\$5,000,000
Near Prime	≤75%	\$3,000,000
Near Prime +	≤75%	\$2,000,000
	≤70%	\$3,000,000

^80% LVR available for commercial securities in defined Melbourne, Sydney & Brisbane postcodes only. Refer to Commercial Postcode Tool for eligibility.

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Residential | Commercial | SMSF | Construction | Retained Stock | Non-Resident & Expat

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Product Overview

The ORDE SMSF Product provides a flexible and future-focused loan for applicants looking to acquire Residential and Commercial property within their self managed super fund portfolio.

Product Parameters

Full Doc & Alt Doc

Maximum LVR 80% Residential,
80% Commercial

Investment or Owner Occupied
(Commercial Only)

Available to Prime & Near Prime profiles

Individual or Corporate Trustee

30-year terms – P&I or IO (Max 5 years)

Purchase and Refinance

Interest Rates – Full Doc or Alt Doc

RESIDENTIAL

	≤65%	≤75%	≤80%
Prime	6.74%	6.99%	7.09%
Near Prime	7.49%	7.69%	7.69%
Interest Only Loading	0.30%	0.30%	0.30%

COMMERCIAL ≤ \$3,000,000

	≤65%	≤75%	≤80%
Prime	7.44%	7.74%	8.44%
Near Prime	8.04%	8.54%	N/A

COMMERCIAL \$3,000,000 ≤ \$5,000,000

	≤50%	≤65%	≤70%
Prime	7.74%	7.94%	8.39%

Fees and Charges

APPLICATION FEE

	Residential	Commercial	
Prime	Waived	≤65%	Waived
		≤75%	0.85%
		≤80%	1.00%
		>\$3m	1.25%
Near Prime	1.00%		1.25%

VALUATION FEE* From \$330

SOLICITORS FEE From \$1,500 + GST

ONGOING FEE \$0

DISCHARGE FEE \$450 plus solicitor fees

EARLY REPAYMENT FEE 1.50% of original loan amount within 3 years

Key Information

Minimum SMSF Balance	\$150,000
Acceptable Securities – Residential	80% LVR Established, Off the Plan 70% LVR High Density
Acceptable Securities – Commercial	80%* LVR Office, Warehouse, Factory, Retail Premise & Light Industrial *80% LVR only available in Melbourne, Sydney & Brisbane – refer to Commercial Postcode Tool
Maximum Loan Size - Residential	\$1,750,000 @ 80% LVR
Maximum Loan Size - Commercial	\$3,000,000 @ 80% LVR \$4,000,000 @ 70% LVR \$5,000,000 @ 65% LVR
Documentation – Contributions	Confirmation of 12 months contributions via one of: <ul style="list-style-type: none"> Most recent year Retail/ Industry Fund Superannuation Statements Most recent year Cash Management Account Statements Most recent year SMSF Financials
Documentation – PAYG	Last 2 Payslips
Documentation – SE	Required when contributions history not evident or sufficient to support servicing: <ul style="list-style-type: none"> Most recent (1) year Company Financials, Personal Tax Returns & Notice Of Assessments OR Alt Doc Verification: In line with standard documentation requirements Required when owner occupied commercial: <ul style="list-style-type: none"> Confirmation of rental expense being met at, or above proposed market rental for SMSF OR Most recent (1) year Company Financials OR Alt Doc Verification: In line with standard documentation requirements
Documentation – Refinance	<ul style="list-style-type: none"> Last 12 months Cash Management Statements confirming contributions Last 6 months SMSF Loan Statements Rental Statements or copy of Lease Agreement
Other Requirements	Confirmation of current investment strategy developed by a suitably qualified individual. LRBA to be in line with current investment strategy.

Residential | Commercial | SMSF | Construction | Retained Stock | Non-Resident & Expat

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Product Overview

The ORDE Retained Stock product allows refinance and equity release on residential and commercial properties to be retained by the developer within 12 months of completion.

Product Parameters

Loans up to \$2,000,000

Loan terms to 30 years

Residential and Commercial

Full Doc or Alt Doc

Prime and Near Prime profiles

No ongoing fees

Interest Rates

RESIDENTIAL

	≤80% ex GST	Application Fee
≤ 3 Properties retained ^	Refer to Residential pricing	
> 3 Properties retained ^	7.99%	1.25%
Commercial Property	Refer to Commercial pricing	

^ Number retained includes properties held at other financial institutions

Fees and Charges

VALUATION FEE*	From \$330
SOLICITORS FEE	At Cost ~\$1,200
ONGOING FEE	\$0
DISCHARGE FEE	\$450 plus solicitor fees
EARLY REPAYMENT FEE	1.50% of original loan amount within 3 years

*Payable before valuation is ordered

Key Information

	Residential	Commercial
Loan Purpose	Refinance or Cash Out on property < 12 months from title issuance retained by the developer.	
Maximum LVR	Up to 80% ex GST (≤3 Properties retained) Up to 75% ex GST (>3 Properties retained)	Up to 70% ex GST
Maximum Loan Size	Up to 75% ex GST: \$2,000,000	Up to 70% ex GST: \$2,000,000
Maximum Exposure	\$3,000,000 per individual and development	
Location	Category 1 & 2	Category 1
Security Exposure	For developments greater than 5 no more than 50% retained stock	
Loan Term	15 – 30 years	
Repayment Type	Interest Only (Max 5 years) Reverting to Principal & Interest	
Alt Doc Requirements	Declaration of Financial position plus one of: <ul style="list-style-type: none"> ORDE Accountant's Letter 6 months BAS 6 months Bank Statements 	
Credit Profile	Unlimited up to \$1,000 2 paid defaults > 12 months	

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Product Overview

The ORDE Highest and Best Use product provides funding for the acquisition of residential securities assessed as suitable for future development.

Product Parameters

Loans up to \$2,000,000

Vacant Land Acceptable

Full and Alt Doc Income Verification

Prime and Near Prime profiles

Loan terms to 30 years

Principal and Interest or Interest Only

Interest Rates

FULL DOC & ALT DOC

	≤65%
Uninhabitable / Vacant Land	9.49%
	≤80% ex GST
Highest & Best Use 3 ≤ 6 Dwellings	8.29%

Fees and Charges

APPLICATION FEE	1.50%
VALUATION FEE*	From \$330
SOLICITORS FEE	At Cost ~\$1,200
ONGOING FEE	\$0
DISCHARGE FEE	\$450 plus solicitor fees
EARLY REPAYMENT FEE	1.50% of original loan amount within 3 years

*Payable before valuation is ordered

Key Information

Loan Purpose	Purchase, Refinance or Cash Out
Maximum LVR	80% ex GST
Maximum Loan Size	Up to 75% - \$2,000,000 Up to 80% - \$1,750,000
Location	Category 1 & 2
Maximum Land Size	1 acre
Loan Term (Option 1)	15 – 30 years (max 5 years Interest Only)
Loan Term (Option 2)	6 – 24 months Interest Only Repayments (met via Interest Budget)* *Interest rate loading of 0.50% applies with no ERF
Alt Doc Requirements	Declaration of Financial position plus one of: <ul style="list-style-type: none"> ORDE Accountant's Letter 6 months BAS 6 months Bank Statements
Credit Profile	Unlimited up to \$1,000 2 paid defaults > 12 months

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Product Overview

The ORDE Short-Term Interest Only product provides flexible funding and helps preserve working capital, where a clearly defined exit strategy is available.

Product Parameters

Loans up to \$5,000,000

Loan terms to 24 months

Residential and Commercial

Interest Only Repayments

Interest Paid or Interest Budget

Prime Only

Interest Rates

	Maximum LVR	Interest Rate
Residential	75%	8.49%
Commercial	70%	8.99%
Highest & Best Use	65%	9.49%

Fees and Charges

APPLICATION FEE	1.50%
VALUATION FEE*	From \$330
SOLICITORS FEE	At Cost ~\$1,200
ONGOING FEE	\$0
DISCHARGE FEE	\$450 plus solicitor fees
EXPIRY / RENEWAL FEE	0.50%

*Payable before valuation is ordered

Key Information

	Residential	Commercial	Highest & Best Use (HBU)
Loan Purpose	Unregulated purposes only including refinance, purchase, consolidation or equity release		
Maximum Loan Size	Up to 75%* – \$2,000,000 Up to 70%* – \$5,000,000 <small>*GST reduction applies on Residual Stock</small>	Up to 70% ex GST – \$3,000,000	Up to 65% – \$5,000,000
Location	Category 1 Only		
Security Exclusions	Residential Owner Occupied Residential Vacant Land Properties requiring essential repairs	Commercial Vacant Land Specialised securities	
Loan Term	6 – 24 months		
Repayment Type	Interest Paid: Servicing evidenced to meet monthly interest repayments Interest Budget: Interest Budget held in restrictive redraw to meet monthly interest repayments		
Loan Requirements	Clearly defined and verifiable exit strategy		
Income Verification	Full or Alt Doc Income Verification if Interest Budget doesn’t meet loan term		
Credit Profile	Paid defaults up to \$500		
Expiry Fee	Payable if loan is not discharged by maturity date. Calculated on original loan amount.		
Renewal Fee	Payable to extend the loan term after credit reassessment. Calculated on renewal loan amount.		

Need an alternative solution? ORDE has you covered.



Residential



Commercial



SMSF



Construction



Retained Stock



Non-Resident & Expat

Product Overview

The ORDE Residential Bridging product provides funding for the purchase of residential property while awaiting the sale of an existing property.

Product Parameters

Loans up to \$5,000,000

Interest Capitalised during Bridging

Full and Alt Doc Income Verification

Prime and Near Prime profiles

Loan terms to 30 years

Principal and Interest or Interest Only

Interest Rates

FULL DOC & ALT DOC

	≤65%	≤75%	≤80%
Prime	7.74%	7.99%	8.14%
Near Prime	8.14%	8.39%	8.49%

Fees and Charges

APPLICATION FEE	1.25%
VALUATION FEE*	From \$330
SOLICITORS FEE	At Cost ~\$500
ONGOING FEE	\$0
DISCHARGE FEE	\$450 plus solicitor fees

*Payable before valuation is ordered

Key Information

Loan Purpose	Purchase
Maximum LVR	Contracted Sale: 80% Un-contracted Sale: Max 75% on existing security + 80% on new purchase
Maximum Loan Size	Up to 80% - \$4,000,000 For loan sizes above \$4,000,000 and 70% LVR please discuss with your BDM
Location	Category 1 & 2
Vacant Land	Where Vacant Land is used as partial security during the bridging period a rate loading of 1.00% applies.
Loan Term	Contracted Sale: 6 months – 12 months (bridging period) Un-contracted Sale: 12 months (bridging period) 30 years on residual debt
Repayments	Interest repayments met during peak debt period via a funded interest budget. P&I repayments required once sale of property complete
Servicing	To be evident on the residual debt position post sale of property
Alt Doc Requirements	Declaration of Financial position plus one of: <ul style="list-style-type: none"> • ORDE Accountant's Letter • 6 months BAS • 6 months Bank Statements
Credit Profile	Unlimited up to \$1,000 2 paid defaults > 12 months

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Product Overview

The ORDE expat product is designed for Australian Citizens and Permanent Residents residing or deriving greater than 50% of their income from overseas sources.

Product Parameters

Loans up to \$2,000,000

Maximum LVR 80%

PAYG & Self Employed

Prime & Near Prime profiles only

Loan terms to 30 years

Principal & Interest or Interest Only

Interest Rates

FULL DOC

	≤65%	≤75%	≤80%
Prime	6.84%	6.99%	7.09%
Near Prime	7.14%	7.24%	7.39%

Fees and Charges

APPLICATION FEE Prime: 0.75% / Near Prime: 1.00%

VALUATION FEE* From \$330

*Payable before valuation is ordered

Applicable Loadings

	Interest Rate	Application Fee*
Investment	0.30%	N/A
Interest Only	0.30%	N/A
Loan size \$1.75m ≤ \$2m	0.25%	0.35%
Vacant Land	1.50%	0.50%

SOLICITORS FEE At Cost ~\$500

ONGOING FEE \$0

DISCHARGE FEE \$450 plus solicitor fees

EARLY REPAYMENT FEE Unregulated loans only: 1.50% of original loan amount within 3 years

Key Information

Loan Purpose	Purchase or Refinance	
Location Category	Category 1 & 2	
Maximum LVR	80% (75% Vacant Land)	
Minimum Loan Size	\$100,000	
Maximum Loan Size	Up to 75% - \$2,000,000 (\$1,000,000 Vacant Land) Up to 80% - \$1,750,000	
Credit Profile	Prime & Near Prime	
Acceptable Income	PAYG, SE Full Doc and Australian Rental Income	
PAYG Requirements	Last 2 payslips; plus Employment Letter; and 3 months bank statements	Foreign income to be assessed at 90%
SE Requirements	Most recent year’s lodged & assessed tax returns and financials Company Registration to confirm directorship & shareholding	
Exchange Rate	Conversion of Foreign to AUD as at time of assessment – sourced from xe.com	
Loan Requirements	All foreign language documents must be translated by a NAATI approved translator	
Borrower Requirements	<ul style="list-style-type: none">• Australian bank account where rental payments are made and repayments deducted• Must have an agent or power of attorney in favour of an Australian Resident (residing in Australia) or Australian Legal firm appointed to received legal notice on the behalf of the borrower. Identification of the agent or power of attorney must satisfy ORDE’s requirements.	

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Residential | Commercial | SMSF | Construction | Retained Stock | Non-Resident & Expat

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Product Overview

The ORDE Non Resident product is designed for non-resident borrowers looking to invest in Australian Residential Property with Foreign Investment Review Board (FIRB) approval.

Product Parameters

Loans up to \$1,500,000
Maximum LVR 75%
PAYG Income sources only

Prime profiles only
Loan terms to 30 years
Principal & Interest or Interest Only

Interest Rates

FULL DOC

	≤55%	≤70%	≤75%
Prime	7.64%	7.74%	7.74%

Applicable Loadings

	Interest Rate	Application Fee*
Investment	0.30%	N/A
Interest Only	0.30%	N/A

Fees and Charges

APPLICATION FEE	1.50%
VALUATION FEE*	From \$330
SOLICITORS FEE	At Cost ~\$500
ONGOING FEE	\$0
DISCHARGE FEE	\$450 plus solicitor fees
EARLY REPAYMENT FEE	Unregulated loans only: 1.50% of original loan amount within 3 years

*Payable before valuation is ordered

Key Information

Loan Purpose	Purchase or Refinance
Location Category	Category 1
Maximum LVR	75%
Minimum Loan Size	\$100,000
Maximum Loan Size	\$1,500,000
Credit Profile	Prime Only
Eligible Country of Residence	Australia, Canada, China, France, Germany, Hong Kong, Indonesia, Japan, Malaysia, New Zealand, Singapore, Switzerland, United Kingdom and United States
Acceptable Security	House, Townhouse or Apartment* *High Rise or High Density development maximum 70% LVR
Acceptable Income	PAYG and Australian Rental Income
PAYG Requirements	Last 2 payslips; plus Employment Letter; and 3 months Bank Statements Foreign income to be assessed at 90%
Exchange Rate	Conversion of Foreign to AUD as at time of assessment – sourced from xe.com
Loan Requirements	All documents must be translated by a NAATI approved translator
Borrower Requirements	<ul style="list-style-type: none"> Australian bank account where rental payments are made and repayments deducted Must have an agent or power of attorney in favour of an Australian Resident (residing in Australia) or Australian Legal firm appointed to received legal notice on the behalf of the borrower. Identification of the agent or power of attorney must satisfy ORDE's requirements. Credit Report from appropriate credit reporting agency of resident country to be supplied

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