



# Schedule of Fees & Charges

## Home Loan Products

Effective 9<sup>th</sup> January 2023

### Application & Ongoing Fees

These are the standard fees applicable to our Home Loan products.

Fee	Standard Home Loan	Premium Home Loan	Reverse Mortgage Loan
Establishment Fee	\$699	\$699	\$699

### Other Fees

These fees may or may not be charged dependent on the circumstance of the loan.

Fee	Standard Home Loan	Premium Home Loan	Reverse Mortgage Loan
Property Valuation <sup>1</sup>	\$300	\$300	\$300
Progress Valuation Fee (construction loans)	\$450	\$450	-
Legal Fee	\$430	\$430	\$430
Legal Fee (Trust Deed Review)	\$132	\$132	-
Security Variation	\$450	\$450	\$450
Loan Variation	\$150	\$150	-
Product Switch	\$300	\$300	-
Redraw (Online / In branch)	\$0 / \$25	\$0 / \$25	-
Loan Top-up	\$250	\$250	-
Security Guarantee <sup>2</sup>	\$50	\$50	-
Recontracting Fee	\$150	\$150	\$150
Direct Debit Dishonour Fee	\$15	\$15	\$15
Offset Facility (monthly fee)	\$0	\$0	-
Discharge Fee	\$450	\$450	-
Fixed Rate Lock Fee	0.15% of the loan amount or \$750, whichever is the higher	0.15% of the loan amount or \$750, whichever is the higher	
Discharge of Mortgage Registration Fee	Subject to State Government Requirements		
Mortgage Security Registration Fee	Subject to State Government Requirements		
Mortgage Stamp Duty	Subject to State Government Requirements		
Break Cost Fee (fixed rate loans)	Refer to Loan Contract		
Lenders' Mortgage Insurance (if Loan to Value Ratio is above 80%)	Price Available on Application		

<sup>1</sup> Valuation Fee varies dependent on type and complexity of property. Minimum fee shown. <sup>2</sup> Per guarantor



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### What do these Fees Mean?

Annual Fee	An annual fee paid to administer your home loan.
Break Cost Fee	A Break Cost Fee may be payable if you repay your loan early or if you make an additional repayment, during any period in which your interest rate is fixed.
Direct Debit Dishonour Fee	Charged if your direct debit payment is dishonoured due to insufficient funds
Discharge Fee	Sometimes called a termination fee, this is charged when you pay out your loan. It covers the costs associated with releasing your title. Fee payable per security to be discharged
Discharge of Mortgage Registration Fee	Payable to the relevant government land registry when a discharge of mortgage is to be registered.
Establishment Fee	A one off upfront fee for setting up your home loan.
Legal Fee	A one off fee required to document and settle your loan.
Legal Fee (Trust Deed Review)	A trust deed is reviewed if a trust entity is the borrower or guarantor of the loan.
Lenders' Mortgage Insurance	Lenders' Mortgage Insurance protects us if you are unable to meet your mortgage repayments and the property has to be sold.
Loan Top-up	This is an additional establishment fee for increasing your home loan amount at any point after the home loan has been finalised.
Mortgage Security Registration Fee	Payable to the relevant government land registry for registration of a mortgage.
Mortgage Stamp Duty	Stamp Duty is a tax levied by Australian States and Territories on property purchases.
Product Switch	Variations to your loan including changing product, fixing your interest rates or switching between interest only and principle and interest repayments, will incur a product switch fee.
Progress Valuation Fee	Applicable on construction loans when progressive payments are made to your builder.
Property Valuation	If using a property as security for the loan, we need to confirm what the property is worth. This fee covers the cost of valuing your property which can vary depending on type and complexity of the property.
Recontracting Fee	Any amendments made to the loan after the loan contract has been created but before it has been funded will incur a fee.
Redraw	Charged if you access advance payment on your loan in-branch.
Security Guarantee	If you require or elect to have a guarantor for your loan, this fee is charged to cover the additional administration costs.
Security Variation	When there is a variation made to the security used for an existing loan agreement. Fee payable per security.
Loan Variation	When there is a variation made to an existing loan agreement. For example remaining loan term, altering repayments or family name change.
Fixed Rate Lock Fee	Home Loan feature that can guarantee the fixed interest rate for the term chosen where otherwise the rate is subject to change if rates increase.